

City Clerk File No. Ord. 13.131

Agenda No. 3.A 1st Reading

Agenda No. 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 13.131

TITLE:

A FRANCHISE ORDINANCE GRANTING PERMISSION TO KENNEDY LOFTS URBAN RENEWAL LLC, ITS SUCCESSORS AND ASSIGNS, TO ALLOW EXISTING PRIVATE IMPROVEMENTS IN THE NEWKIRK STREET AND JONES STREET RIGHTS OF WAY ADJACENT TO THE PROPERTY LOCATED AT 100 NEWKIRK STREET, JERSEY CITY, NEW JERSEY, ALSO KNOWN ON THE TAX MAPS OF THE CITY OF JERSEY CITY AS BLOCK 10703, LOT 18.

WHEREAS, Kennedy Lofts Urban Renewal LLC ("Petitioner"), having an address located at P.O. Box 18, Jersey City, New Jersey 07303, is the owner of the property located at 100 Newkirk Street, Jersey City, and known as Block 10703, Lot 18 on the current tax maps of the City of Jersey City ("Property"); and

WHEREAS, the Property is improved with a vacant 1960's era eight (8) story building previously used as an office building; and

WHEREAS, pursuant to a Jersey City Planning Board Resolution for Preliminary & Final Major Site Plan approval with deviations, Case # P12-080, the Property was granted approval for the renovation, rehabilitation, and adaptive re-use of the existing building to create fifty six (56) residential units at the Property, which is located within Zone 3: Commercial Center of the Journal Square 2060 Redevelopment Plan area ("Site Plan Approval"); and

WHEREAS, certain portions of the building encroach on to the Newkirk Street and Jones Street rights-of-way; and

WHEREAS, in order to comply with the comments of the Jersey City Division of Engineering in connection with the Site Plan Approval, the Petitioner has requested the approval of a franchise for the portions of the building that encroach onto the municipal rights-of-way, all of which is more particularly depicted and described in the Franchise Plan, Exhibit A, Site Plan, Exhibit B, and Metes and Bounds Description, Exhibit C, attached hereto; and

WHEREAS, the franchise for the building encroachments within the Newkirk Street and Jones Street rights-of-way shall be in effect for ninety-nine (99) years from the date upon which this Ordinance shall take effect; and

WHEREAS, there will be no negative impact or diminishment to the rights-of-way for pedestrian use as the encroaching improvements are existing and minimally invasive to the rights of way areas; and

WHEREAS, the Petitioner has filed a petition for relief and represented to the Municipal Council of the City of Jersey City that the passage of this Ordinance is in the best interests of the City of Jersey City and essential for the rehabilitation and adaptive reuse of the building; and

WHEREAS, after due notice was given in accordance with law, a public hearing was held on the Petition filed by Petitioner to grant permission for use of the Newkirk Street and Jones Street rights-of-way for the following purposes:

1. The retention of the existing encroachments of the building within the rights-of-way, all of which is more particularly depicted and described in the Franchise Plan, Exhibit A, Site Plan, Exhibit B, and Metes and Bounds Descriptions, Exhibit C, attached hereto.
2. All costs associated with these encroachments will be incurred by the Petitioner, and there being no objections thereto.

WHEREAS, a franchise ordinance is required to permit the retention of the private improvements within the public rights-of-way; and

WHEREAS, by reason of the character of the development of the area within which this Property is situated and the Jersey City Division of Engineering comments to the Site Plan Approval, the retention of the said encroachments will advance the Property's ability to be rehabilitated and adaptively reused by the Petitioner and will greatly benefit Jersey City and the surrounding neighborhood; and

WHEREAS, the public interest will be served by said encroachments, which will be of great benefit to the citizens of Jersey City and Hudson County by permitting the rehabilitation and adaptive reuse of the building and the rights of the public will not be injuriously or adversely affected by the requested relief.

NOW, THEREFORE, BE IT ORDAINED, by the Municipal Council of the City of Jersey City, that:

SECTION I. Permission be and is hereby granted to Kennedy Lofts Urban Renewal LLC, its successors and assigns, for portions of lands located within the public rights of way adjacent to 100 Newkirk Street, Jersey City, and known as Block 10703, Lot 18 on the current tax maps of the City of Jersey City, said areas being more particularly described as follows and on the Franchise Plan, Site Plan, and Metes and Bounds descriptions attached hereto as Exhibit A, Exhibit B, and Exhibit C respectively to be used for the following purposes.

1. The retention of the existing encroachments of the building within the Newkirk Street and Jones Street rights-of-way, all of which is more particularly depicted and described in the Franchise Plan, Exhibit A, Site Plan, Exhibit B, and Metes and Bounds Descriptions, Exhibit C, attached hereto.
2. There will remain sufficient area in the rights-of-way for typical pedestrian use.
3. All costs associated with these existing encroachments will be incurred by the Petitioner.
4. The franchise is required in order to comply with the Jersey City Division of Engineering comments to the Site Plan Approval, and to permit the subsequent rehabilitation and adaptive reuse of the building by the Petitioner, which will benefit the Petitioner, the surrounding neighborhood, and greater Jersey City.

SECTION II. There shall remain no damage to the sidewalks or roadways or interference with the free and safe flow of pedestrian traffic. Kennedy Lofts Urban Renewal LLC, and its successors and assigns, shall operate and maintain all encroachments for the entire term of this Franchise at no cost or inconvenience to the City.

SECTION III. The franchise granted in this Ordinance shall remain in full force and effect for a period of ninety-nine (99) years from the date that this Ordinance becomes effective. This Ordinance shall take effect upon final passage and publication according to law. In the event that the Municipal Council determines that this Ordinance must be canceled in whole or in part because of a public purpose, the City reserves the right to cancel this Ordinance or any part thereof by giving written notice to the Petitioner one year prior to the date of cancellation.

SECTION IV. All costs and expenses incident to the introduction, passage and publication of this Ordinance shall be borne and paid by said Kennedy Lofts Urban Renewal LLC.

SECTION V. In accepting the privileges of this Ordinance and the maintenance and use hereby authorized, Kennedy Lofts Urban Renewal LLC, its successors and assigns hereby agrees to assume full, complete and undivided responsibility for any and all injury or damage to persons or property by reason of said maintenance and use, and to indemnify and hold the City of Jersey City harmless from all injury or damage to persons or property by reason of such maintenance and use (except such injury or damage which is caused by the negligence or misconduct of the City or its officers, employees or agents) for the term of this Ordinance. Kennedy Lofts Urban Renewal LLC, its successors and assigns, shall maintain in effect, during the term of this franchise, liability insurance naming the City of Jersey City, its officers and employees as additional insured, covering the use and occupancy of the public property subject to this franchise. A certificate of insurance, in the amount of \$1,000,000.00 in a form deemed acceptable by the City's Risk Manager, shall be delivered to the Risk Manager before use or occupancy of the premises subject to this Franchise Ordinance.

SECTION VI. This Ordinance shall not become effective unless an acceptance hereof in writing is filed by the Petitioner with the City Clerk. In the event that the Petitioner shall not file with the City Clerk its acceptance in writing of the provisions of this Ordinance within 30 days after receiving notice of its passage, this Ordinance shall become void and be of no effect.

SECTION VII. Only with prior written consent and approval by the City Council of the City of

Jersey City, which consent and approval shall not be unreasonably withheld, shall Petitioner have the right to assign or otherwise transfer its rights under this Franchise Ordinance.

SECTION VIII. An easement for the duration of this Ordinance is reserved for the benefit of the City of Jersey City and all public utility companies including any cable television company as defined in the "Cable Television Act", P.L. 1972, c. 186 (c. 48:5A-1 et seq.) for the purpose of ingress and egress over and upon the area subject to this Franchise Ordinance in order to maintain, repair or replace existing utility facilities including water lines, sewer lines, gas lines and telephone, electrical and cable television wires and poles which may be located either beneath or above the surface of the area subject to this Franchise Ordinance.

SECTION IX. For the rights and privileges herein granted, said beneficiary hereunder, its successors and assigns, shall pay annually to the City of Jersey City the sum of One Dollar (\$1.00), which payment shall be made annually on the 1st day of July next succeeding the time when this Ordinance shall become effective and on each first day of July thereafter until the termination of this Ordinance.

SECTION X.

1. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
2. This Ordinance shall be a part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this Ordinance certified and incorporated in the official copies of the Jersey City Code.
3. This Ordinance shall take effect at the time and in the manner as provided by law.
4. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this Ordinance reveals that there is a conflict between those numbers and the existing Code, in order to avoid confusion and possible accidental repeals of existing provisions.

G:\WPDOCS\TOLONDA\Franchise Ordinance Correspondence\Kennedy Lofts - 100 Newkirk Street\Kennedy Lofts LLC - 100 Newkirk Street Franchise Ordinance.doc

APPROVED AS TO LEGAL FORM

Certification Required ☐
Not Required ☐

Corporation Counsel

APPROVED: _____

APPROVED: _____

Business Administrator

PETITION

TO: THE HONORABLE, THE MAYOR AND MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY:

Your Petitioner, Kennedy Lofts Urban Renewal LLC having an address located at P.O. Box 18, Jersey City, New Jersey 07303, respectfully says that:

1. Petitioner is the owner of the property located at 100 Newkirk Street, Jersey City, and known as Block 10703, Lot 18 on the current tax maps of the City of Jersey City (the "Property").

2. The Property is improved with a vacant 1960's era eight (8) story building, which was previously used as an office building.

3. Pursuant to a Jersey City Planning Board Resolution for Preliminary & Final Major Site Plan approval with deviations, Case # P12-080, the Property was granted approval for the renovation, rehabilitation, and adaptive re-use of the existing building to create fifty six (56) residential units at the Property, which is located within Zone 3: Commercial Center of the Journal Square 2060 Redevelopment Plan area ("Site Plan Approval").

4. Certain portions of the building encroach on to the Newkirk Street and Jones Street rights-of-way.

5. Petitioner proposes to obtain permission from the City for use of the Newkirk Street and Jones Street rights-of-way for the following purposes:

A. The retention of the existing encroachments of the building within the rights-of-way, all of which is more particularly depicted and described in the Franchise Plan, Exhibit A, Site Plan, Exhibit B, and Metes and Bounds Descriptions, Exhibit C, attached hereto.

B. All costs associated with these encroachments will be incurred by the Petitioner, and there being no objections thereto.

6. The franchise is required in order to comply with the Jersey City Division of Engineering comments to the Site Plan Approval, and to permit the subsequent rehabilitation and adaptive reuse of the building by the Petitioner, which will benefit the Petitioner, the surrounding neighborhood, and greater Jersey City.

WHEREFORE, your Petitioner respectfully prays for itself, its successors and assigns, for the enactment of a Franchise Ordinance to allow it to retain the encroachments within and under the public rights-of-way of Newkirk Street and Jones Street, all as more particularly shown on the plans annexed hereto and made a part hereof.

By:


o/b/o Kennedy Lofts Urban Renewal LLC
Nancy A. Skidmore, Attorney for the Petitioner

AN ORDINANCE GRANTING PERMISSION TO KENNEDY LOFTS URBAN RENEWAL LLC, ITS SUCCESSORS AND ASSIGNS, TO ALLOW EXISTING PRIVATE IMPROVEMENTS IN THE NEWKIRK STREET AND JONES STREET RIGHTS OF WAY ADJACENT TO THE PROPERTY LOCATED AT 100 NEWKIRK STREET, JERSEY CITY, NEW JERSEY, ALSO KNOWN ON THE TAX MAPS OF THE CITY OF JERSEY CITY AS BLOCK 10703, LOT 18.

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WHEREAS, certain portions of the building encroach on to the Newkirk Street and Jones Street rights-of-way; and

WHEREAS, in order to comply with the comments of the Jersey City Division of Engineering in connection with the Site Plan Approval, the Petitioner has requested the approval of a franchise for the portions of the building that encroach onto the municipal rights-of-way, all of which is more particularly depicted and described in the Franchise Plan, Exhibit A, Site Plan, Exhibit B, and Metes and Bounds Description, Exhibit C, attached hereto; and

WHEREAS, the franchise for the building encroachments within the Newkirk Street and Jones Street rights-of-way shall be in effect for ninety-nine (99) years from the date upon which this Ordinance shall take effect; and

WHEREAS, there will be no negative impact or diminishment to the rights-of-way for pedestrian use as the encroaching improvements are existing and minimally invasive to the rights of way areas; and

WHEREAS, the Petitioner has filed a petition for relief and represented to the Municipal Council of the City of Jersey City that the passage of this Ordinance is in the best interests of the City of Jersey City and essential for the rehabilitation and adaptive reuse of the building; and

WHEREAS, after due notice was given in accordance with law, a public hearing was held on the Petition filed by Petitioner to grant permission for use of the Newkirk Street and Jones Street rights-of-way for the following purposes:

1. The retention of the existing encroachments of the building within the rights-of-way, all of which is more particularly depicted and described in the Franchise Plan, Exhibit A, Site Plan, Exhibit B, and Metes and Bounds Descriptions, Exhibit C, attached hereto.
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WHEREAS, a franchise ordinance is required to permit the retention of the private improvements within the public rights-of-way; and

WHEREAS, by reason of the character of the development of the area within which this Property is situated and the Jersey City Division of Engineering comments to the Site Plan Approval, the retention of the said encroachments will advance the Property's ability to be rehabilitated and adaptively reused by the Petitioner and will greatly benefit Jersey City and the surrounding neighborhood; and

WHEREAS, the public interest will be served by said encroachments, which will be of great benefit to the citizens of Jersey City and Hudson County by permitting the rehabilitation and adaptive reuse of the building and the rights of the public will not be injuriously or adversely affected by the requested relief.

NOW, THEREFORE, BE IT ORDAINED, by the Municipal Council of the City of Jersey City, that:

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SECTION II. There shall remain no damage to the sidewalks or roadways or interference with the free and safe flow of pedestrian traffic. Kennedy Lofts Urban Renewal LLC, and its successors and assigns, shall operate and maintain all encroachments for the entire term of this Franchise at no cost or inconvenience to the City.

SECTION III. The franchise granted in this Ordinance shall remain in full force and effect for a period of ninety-nine (99) years from the date that this Ordinance becomes effective. This Ordinance shall take effect upon final passage and publication according to law. In the event that the Municipal Council determines that this Ordinance must be canceled in whole or in part because of a public purpose, the City reserves the right to cancel this Ordinance or any part thereof by giving written notice to the Petitioner one year prior to the date of cancellation.

SECTION IV. All costs and expenses incident to the introduction, passage and publication of this Ordinance shall be borne and paid by said Kennedy Lofts Urban Renewal LLC.

SECTION V. In accepting the privileges of this Ordinance and the maintenance and use hereby authorized, Kennedy Lofts Urban Renewal LLC, its successors and assigns hereby agrees to assume full, complete and undivided responsibility for any and all injury or damage to persons or property by reason of said maintenance and use, and to indemnify and hold the City of Jersey City harmless from all injury or damage to persons or property by reason of such maintenance and use (except such injury or damage which is caused by the negligence or misconduct of the City or its officers, employees or agents) for the term of this Ordinance. Kennedy Lofts Urban Renewal LLC, its successors and assigns, shall maintain in effect, during the term of this franchise, liability insurance naming the City of Jersey City, its officers and employees as additional insured, covering the use and occupancy of the public property subject to this franchise. A certificate of insurance, in the amount of \$1,000,000.00 in a form deemed acceptable by the City's Risk Manager, shall be delivered to the Risk Manager before use or occupancy of the premises subject to this Franchise Ordinance.

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SECTION VII. Only with prior written consent and approval by the City Council of the City of Jersey City, which consent and approval shall not be unreasonably withheld, shall Petitioner have the right to assign or otherwise transfer its rights under this Franchise Ordinance.

SECTION VIII. An easement for the duration of this Ordinance is reserved for the benefit of the City of Jersey City and all public utility companies including any cable television company as defined in the "Cable Television Act", P.L. 1972, c. 186 (c. 48:5A-1 et seq.) for the purpose of ingress and egress over and upon the area subject to this Franchise Ordinance in order to maintain, repair or replace existing utility facilities including water lines, sewer lines, gas lines and telephone, electrical and cable television wires and poles which may be located either beneath or above the surface of the area subject to this Franchise Ordinance.

SECTION IX. For the rights and privileges herein granted, said beneficiary hereunder, its successors and assigns, shall pay annually to the City of Jersey City the sum of One Dollar (\$1.00), which payment shall be made annually on the 1st day of July next succeeding the time when this Ordinance shall become effective and on each first day of July thereafter until the termination of this Ordinance.

SECTION X. A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

B. This Ordinance shall be a part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this Ordinance certified and incorporated in the official copies of the Jersey City Code.

C. This Ordinance shall take effect at the time and in the manner as provided by law.

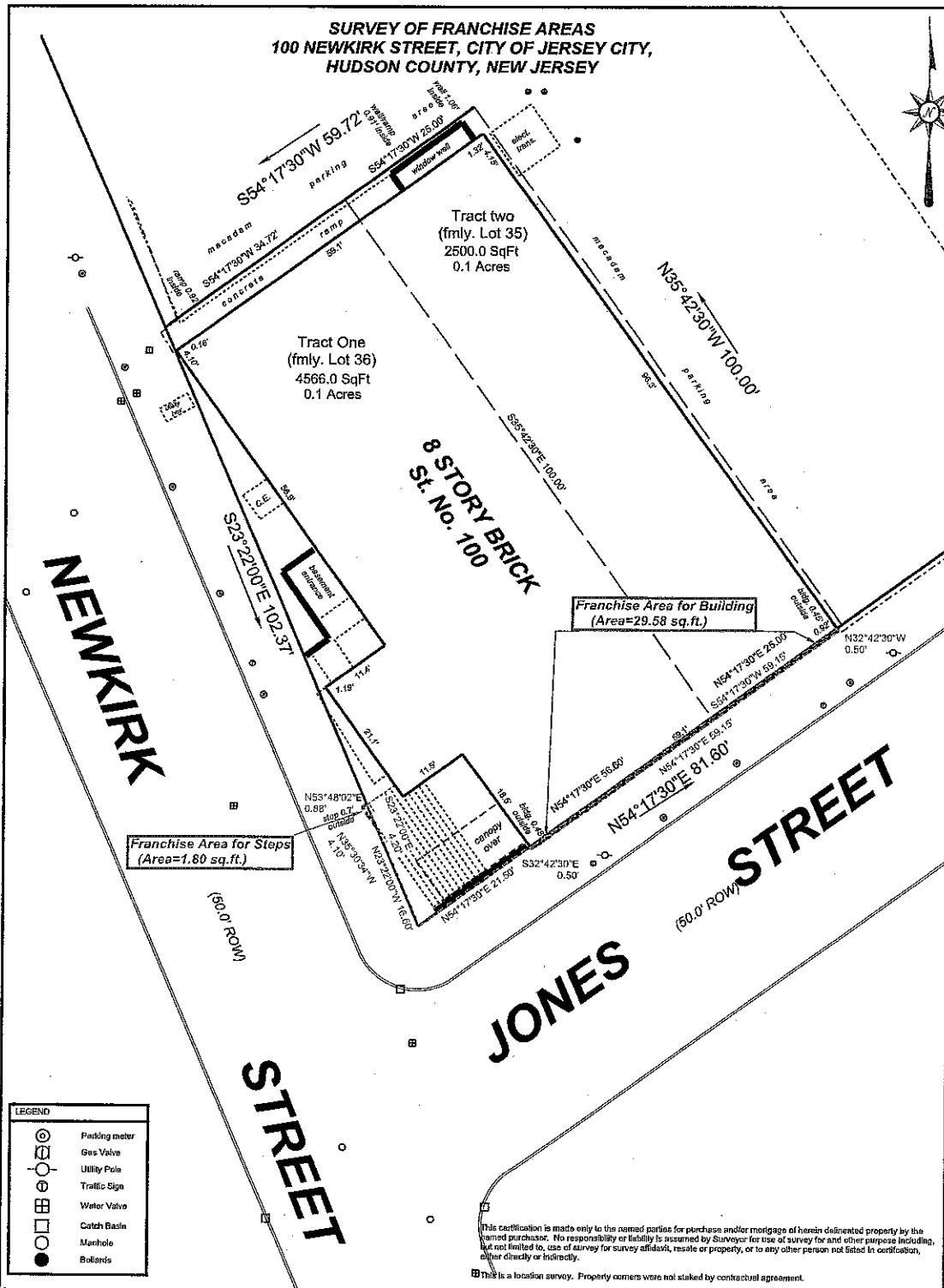
D. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this Ordinance reveals that there is a conflict between those numbers and the existing Code, in order to avoid confusion and possible accidental repeals of existing provisions.

Dated: _____, 2013

Introduced: _____

Adopted: _____

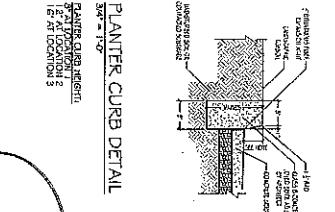
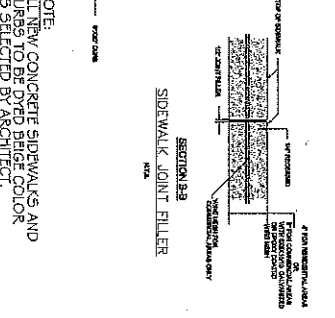
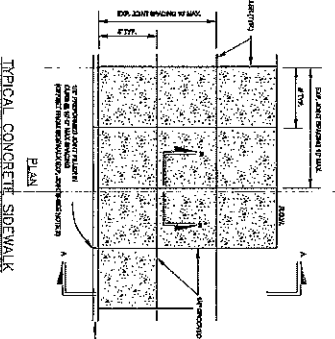
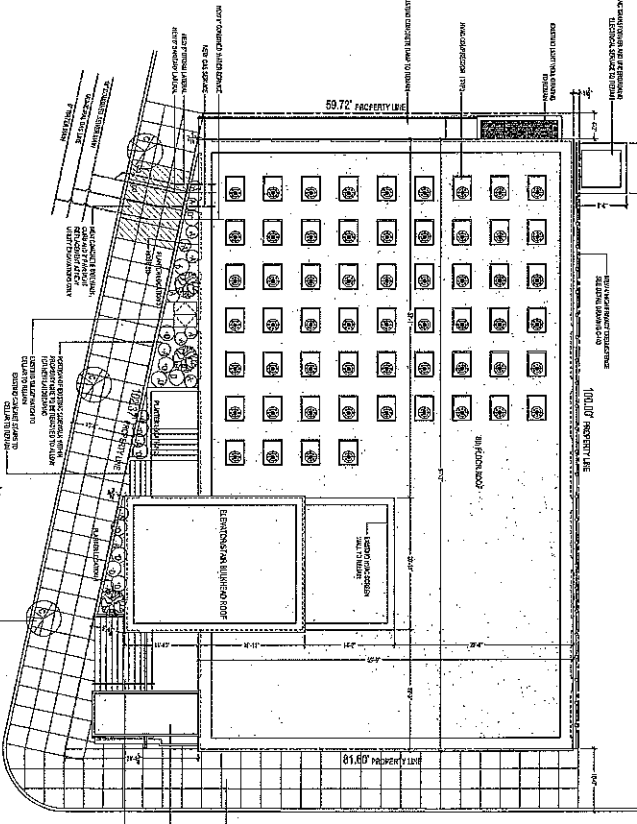
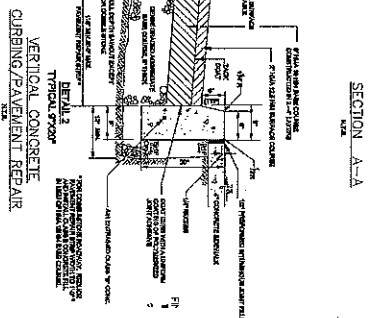
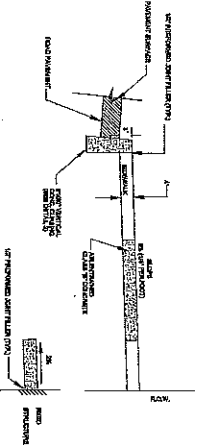
**SURVEY OF FRANCHISE AREAS
100 NEWKIRK STREET, CITY OF JERSEY CITY,
HUDSON COUNTY, NEW JERSEY**



PROPERTY ADDRESS: 100 NEWKIRK STREET, CITY OF JERSEY CITY, HUDSON COUNTY, NJ			
BLOCK 10703	LOT(S) 18	TAX MAPS	SURVEY NO. - 2012-225 F
FILED MAP -		DESCRIPTION	SCALE - 1" = 20.0'
		Survey for Franchise Areas	DR/CK DATE
			laa/gja 12/12/2012
THIS SURVEY IS CERTIFIED TO:		GEORGE J. ANDERSON, L.L.C.	
Kennedy Lofts, L.L.C.-a New Jersey Limited Liability Company;		(RECORDS OF SHEPARD & SHEPARD, INC.)	
North Jersey Community Bank, its successors and/or assigns as their interest may appear;		PROFESSIONAL LAND SURVEYORS	
Madison Title Agency, L.L.C.;		P.O. BOX 1348 - LITTLE FALLS, NJ 07424	
Stewart Title Guaranty Company;		TEL (973) 837-8159 FAX (973) 837-8160	
Feinstein, Raiss, Kelin & Booker, L.L.C.		EMAIL: GJALLC@GMAIL.COM	
		 GEORGE J. ANDERSON LIC. NO. - 36706	

SYMBOL	DESCRIPTION	NOTES	DATE
A	LANDSCAPING LEGEND		
B	LANDSCAPING LEGEND		
C	LANDSCAPING LEGEND		
D	LANDSCAPING LEGEND		

NOTE: IN ADDITION TO DETERMINE APPROXIMATE QUANTITIES, CONTRACTOR / CONSTRUCTION GROUP TO USE LANDSCAPING HANDBOOK FOR THE COLLECTION OF CONSTRUCTION.



Kennedy Lofts

100 Newkirk Street
Jessey City, N.J.

Block 1000, Lot 18

OWNER:
KENNEDY LOFTS LLC
100 NEWKIRK STREET
JESSEY CITY, N.J. 07033
TEL: 201.261.1000

ARCHITECT:
JOHN S. BACCO ARCHITECT, L.L.C.
100 NEWKIRK STREET
JESSEY CITY, N.J. 07033
TEL: 201.261.1000

GENERAL CONTRACTOR:
JAMES O. BERNARDI CONSTRUCTION
100 NEWKIRK STREET
JESSEY CITY, N.J. 07033
TEL: 201.261.1000

ENGINEER:
RODOLFO HERNANDEZ, P.E.
100 NEWKIRK STREET
JESSEY CITY, N.J. 07033
TEL: 201.261.1000

NO.	DATE	REVISION
1	01/10/10	ISSUED FOR PERMIT
2	02/10/10	REVISED PER COMMENTS
3	03/10/10	REVISED PER COMMENTS
4	04/10/10	REVISED PER COMMENTS
5	05/10/10	REVISED PER COMMENTS
6	06/10/10	REVISED PER COMMENTS
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95	11/17/17	REVISED PER COMMENTS
96	12/17/17	REVISED PER COMMENTS
97	01/18/18	REVISED PER COMMENTS
98	02/18/18	REVISED PER COMMENTS
99	03/18/18	REVISED PER COMMENTS
100	04/18/18	REVISED PER COMMENTS



George J. Anderson, L.L.C.

Professional Land Surveyor – NJPLS Lic. No. 36706

P.O. Box 1348 – Little Falls N.J. 07424

Ph (973) 837-8159 - Fx (973) 837-8160

Email : GJALLC@gmail.com

Description of Franchise Area of Building for 100 Newkirk Street, City of Jersey City,
Hudson County, New Jersey

BEGINNING at a point in the northwesterly side of Jones Street (50.0' ROW), a distance of 21.50' northeasterly from the intersection of the northwesterly side of Jones Street and the northeasterly side of Newkirk Street (50.0' ROW), and from thence running;

- 1.) S 32 degrees 42 minutes 30 seconds E, a distance of 0.50' to a point; thence
- 2.) N 54 degrees 17 minutes 30 seconds E, a distance of 59.15' to a point; thence
- 3.) N 32 degrees 42 minutes 30 seconds W, a distance of 0.50' to the northwesterly side of Jones Street; thence
- 4.) Along the same, S 54 degrees 17 minutes 30 seconds W, a distance of 59.15' to the point and place of BEGINNING.

The above described parcel contains 29.58 square feet.

The above description made in accordance with a location survey performed by George J. Anderson, L.L.C. dated June 21, 2012.

A handwritten signature in cursive script, reading "George J. Anderson".



George J. Anderson, L.L.C.

Professional Land Surveyor – NJPLS Lic. No. 36706

P.O. Box 1348 – Little Falls N.J. 07424

Ph (973) 837-8159 - Fx (973) 837-8160

Email : GJALLC@gmail.com

Description of Franchise Area of Steps for 100 Newkirk Street, City of Jersey City,
Hudson County, New Jersey

BEGINNING at a point in the northeasterly side of Newkirk Street (50.0' ROW), a distance of 16.60' northwesterly from the intersection of the northeasterly side of Newkirk Street and the northwesterly side of Jones Street (50.0' ROW), and from thence running;

- 1.) N 35 degrees 30 minutes 34 seconds W, a distance of 4.10' to a point; thence
- 2.) N 53 degrees 48 minutes 02 seconds E, a distance of 0.88' to the northeasterly side of Newkirk Street; thence
- 3.) Along the same, S 23 degrees 22 minutes 00 seconds E, a distance of 4.20' to the point and place of BEGINNING.

The above described parcel contains 1.80 square feet.

The above description made in accordance with a location survey performed by George J. Anderson, L.L.C. dated June 21, 2012.

George J. Anderson

CONNELL FOLEY LLP

ATTORNEYS AT LAW

HARBORSIDE FINANCIAL CENTER
2510 PLAZA FIVE
JERSEY CITY, NJ 07311
(201) 521-1000
FAX: (201) 521-0100

OTHER OFFICES

85 LIVINGSTON AVENUE
ROSELAND, NJ 07068
(973) 535-0500
FAX: (973) 535-9217

1500 MARKET STREET
12TH FLOOR
EAST TOWER
PHILADELPHIA, PA 19102
(215) 246-3403
FAX: (215) 665-5727

THE ATRIUM, SUITE E
309 MORRIS AVENUE
SPRING LAKE, NJ 07762
(732) 449-1440
FAX: (732) 449-0934

888 SEVENTH AVENUE
9TH FLOOR
NEW YORK, NY 10106
(212) 307-3700
FAX: (212) 262-050

LIBERTY VIEW
457 HADDONFIELD ROAD
SUITE 230
CHERRY HILL, NJ 08002
(856) 317-7100
FAX: (856) 317-7117

COUNSEL

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EUGENE P. SQUEO*
BRIAN P. MORRISSEY-
NOEL D. HUMPHREYS*
ANTHONY ROMANO II*

DOUGLAS J. SHORT*
JAMES M. MERENDINO
MICHELE T. TANTALLA*
HECTOR D. RUIZ*
ROBERT A. VERDIBELLO*
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RUKHSANAH L. SINGH*
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SUSAN KWIATKOWSKI*
MELISSA D. LOPEZ
ANDREW L. BARON*
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ANTWI*
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STEPHEN R. TURANO*
STEVEN A. KROLL*
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MATTHEW A. BAKER+
MICHAEL J. CREEGAN*
THOMAS M. BLEWITT,
JR.+
BRIAN S. WOLFSON
MARY F. HURLEY
DANIELLE M. NOVAK+
KATELYN O'REILLY
JAMES E. FIGLIOZZI-
MATTHEW D. FIELDING*
MELISSA L. HIRSCH+
MARIEL L. BELANGER*
NICHOLAS W. URCIOLI
KERRY C. DONOVAN
GENEVIEVE L. HORVATH

JOHN A. PINDAR (1969)
GEORGE W. CONNELL (2005)
ADRIAN M. FOLEY, JR.
GEORGE J. KENNY*
KENNETH F. KUNZMAN
SAMUEL D. LORD (2012)
RICHARD D. CATENACCI
RICHARD J. BADOLATO*
PETER D. MANAHAN
JOHN B. MURRAY
MARK L. FLEDER
KEVIN J. COAKLEY
THOMAS S. COSMA
KATHLEEN S. MURPHY
PATRICK J. MCAULEY
PETER J. PIZZIT*+
KEVIN R. GARDNER
ROBERT E. RYAN
MICHAEL X. MCBRIDE*
JEFFREY W. MORYAN
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WILLIAM P. KRAUSS
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LIZA M. WALSH
JOHN P. LACEY*
MICHAEL J. CROWLEY-
TIMOTHY E. CORRISTON*
PATRICK J. HUGHES*+
JAMES C. MCCANN*
JOHN D. CROMIE

ANGELA A. IUSO*
WILLIAM T. MCGLOIN*
BRENDAN JUDGE
STEPHEN A. URBAN
CHARLES J. HARRINGTON III+
STEPHEN V. PALANGA*
TRICIA O'REILLY*
ANTHONY F. VITIELLO*+
MARC D. HAEFNER
JONATHAN P. MCHENRY
BRAD D. SHALIT*
M. TREVOR LYONS*
CRAIG S. DEMARESKI*
W. NEVINS MCCANN*
THOMAS J. O'LEARY*
MITCHELL W. TARASCHI
MICHAEL A. SHADIACK
OWEN C. MCCARTHY*
PATRICIA A. LEE*+
AGNIESZKA ANTONIAN*
CHRISTOPHER J. TUCCI+
NEIL V. MODY*
STEVE BARNETT*
THOMAS M. SCUDERI*
JOSEPH M. MURPHY*
NANCY A. SKIDMORE*
CHRISTINE S. ORLANDO
JENNIFER C. CRITCHLEY*
PATRICK S. BRANNIGAN*
CHRISTINE I. GANNON*
ANDREW C. SAYLES*
WILLIAM D. DEVEAU*

*ALSO ADMITTED IN NEW YORK

+ALSO ADMITTED IN PENNSYLVANIA

-ONLY ADMITTED IN NEW YORK

PLEASE REPLY TO JERSEY CITY, NJ

February 26, 2013

VIA HAND DELIVERY

Robert Byrne, City Clerk
City of Jersey City
280 Grove Street
Jersey City, NJ 07302

Re: **Petition for Franchise Ordinance**
Kennedy Lofts Urban Renewal LLC
100 Newkirk Street
Jersey City, New Jersey

Block 10703, Lot 18

Dear Mr. Byrne:

This firm represents Kennedy Lofts Urban Renewal LLC ("Petitioner"), the owner of the subject property. On behalf of Petitioner, we hereby petition the City of Jersey City for a franchise ordinance to permit the existing private improvements within the public rights of way adjacent to the above referenced lot designation.

We enclose for the City Council's consideration an original and 29 copies of each of the following:

1. Petition;
2. Proposed Ordinance;
3. Franchise Plan;
4. Site Plan; and
5. Metes and Bounds Descriptions.

February 26, 2013
Robert Byrne, City Clerk
Page 2

A check in the amount of \$2500, made payable to the "City of Jersey City" for the filing fees is also enclosed.

Please advise us as to when this Petition has been reviewed and is ready for presentation to the City Council. Thank you for your courtesies and assistance in this matter.

Very truly yours,


Nancy A. Skidmore, Esq.

Enclosures

cc: Kennedy Lofts Urban Renewal LLC (attn.: Matt Weinreich)

City Clerk File No. Ord. 13.132

Agenda No. 3.B 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 13.132
TITLE: AN ORDINANCE AMENDING CHAPTER 296 STREETS AND SIDEWALKS,
ARTICLE VI, STREET NAME CHANGES TO PROVIDE A STREET NAMING
PROTOCOL.

COUNCIL

offered and move adoption of the following ordinance:

WHEREAS, the City of Jersey City honors the achievements of local residents and promotes the heritage of the City through the naming, renaming or commemorative designation of streets, and

WHEREAS, the City of Jersey City wishes to establish uniform criteria for the naming, renaming or commemorative designation of streets; and

WHEREAS, the City of Jersey City has an interest in ensuring that the criteria for naming, renaming or commemorative designation of streets be a high standard so as to protect the integrity of the City;

THEREFORE, the City Council of the City of Jersey City **HEREBY ORDAINS THAT**,

Chapter 296 Streets and Sidewalks, Article VI Street Name Changes be amended to read

Chapter 296 Streets and Sidewalks, Article VI Street Names Changes

§ 296-19. Notification of property owners.

~~At least 10 days prior to the vote to adopt any ordinance changing the name of a street, the City Clerk shall mail a copy of the ordinance or a copy of the Title of the ordinance by certified or regular mail to all owners of record whose property is subject to such name change. Prior to the vote to adopt such ordinance, the City Clerk shall certify that he or she has sent notices to each affected property owner. The failure of a property owner to receive such notice shall not affect the validity of the ordinance.~~

A. DEFINITIONS

“Designation” means providing an additional, commemorative name designation, subordinate to the original name designation, of a public thoroughfare over which the City has jurisdiction.

“Municipal Council Street-Name Subcommittee” means the ad hoc subcommittee charged with reviewing applications for commemorative street names and identifying a list of pre-approved names for new streets to be constructed in Jersey City.

“Naming” means providing an original name designation to a public thoroughfare over which the City has jurisdiction.

“Renaming” means changing an original name designation of a public thoroughfare over which the City has jurisdiction to a different name.

"Streets" means any public thoroughfare over which the City has jurisdiction including, but not limited to, those public thoroughfares known as streets, avenues, lanes, and boulevards.

B. PROCEDURE FOR COMMEMORATIVE DESIGNATION OF STREETS

1. Any person or organization seeking a commemorative street name designation shall file a Street Dedication Request Form with the City Clerk. The completed form shall include the requested name to be commemorated, the reason for the commemoration, the existing street number or name, the length of the requested commemorative designation, i.e. Montgomery Street from West Side Avenue to Bergen Avenue, and the exact number of commemorative street signs to be added.

In the case of a commemorative street designation honoring an individual or an organization, all supporting documentation used to support an application to honor that individual or organization must be authenticated and must be attached to the application.

In the case of a commemorative street designation honoring an individual, the applicant seeking the commemorative designation must conduct an independent background check on the individual, if possible, before submitting a request to dedicate the street. The cost of the background check must be borne by the applicant.

2. The Street Dedication Request Form shall be accompanied by a petition signed by at least seventy-five percent of the recorded property owners on the street proposed for the commemorative designation, and should include written letters of support or recommendation from applicable community groups.
3. The City Clerk shall refer the completed Street Dedication Request Form, with completed petitions and all additional supplemental materials to the Street-Name Subcommittee which will consist of three Municipal Council representatives or their designees, one of whom will be the ward Councilperson in whose ward the street to be designated is located, the Director of City Planning or his or her designee, the Director of Cultural Affairs or his or her designee, the Director of Public Safety or his or her designee and the Mayor or his or her designee. The Subcommittee will meet as necessary to review commemorative street name applications. If the request is approved by the Subcommittee, the application will be brought before the Municipal Council for final approval.
4. If approved, signs identifying the commemorative name designation shall be placed underneath the primary street name sign.

C. STANDARDS FOR COMMEMORATIVE DESIGNATION

1. The authority to designate any street in Jersey City shall remain solely with the Municipal Council.
2. A proposed commemorative name shall meet all applicable standards and requirements established by Sections C(b) of this ordinance, provided however, that if for any reason the requesting party cannot meet these standards, a letter requesting a waiver of these standards, showing a good cause justification therefore, shall be provided by the requestors.
 - a. A proposed commemorative street designation shall:
 - (1) Honor a person, organization, corporation, foundation, or similar entity that has made a significant contribution to the City of Jersey City; or
 - (2) Reflect the geographic location, community, and the unique characteristics of the area or neighborhood; or

- (3) Recognize the historical significance of the area or neighborhood.

b. Requirements

The following standards shall apply to the review and approval of any proposed commemorative name:

- (1) Prospective individual honorees should have a minimum of 15 years of community involvement and should have demonstrated an extraordinary and consistent commitment and dedication to Jersey City. Prospective organizational honorees must have a minimum of 30 years of community involvement in Jersey City.
- (2) Prospective organizational honorees must be not-for-profit organizations.
- (3) If a proposed commemorative street designation will recognize a prospective individual honoree, with rare exception, the individual must have been deceased for at least three (3) years.
- (4) The Subcommittee will not consider an application to designate a street for an individual or organization already honored in a similar fashion, i.e. a person or organization having a park, monument or public building already named after him or her in Jersey City.
- (5) A person, organization, foundation, or similar entity that has made significant contributions to the State of New Jersey or to the United States may be considered, but there should be, if possible, some relevant connection to Jersey City.
- (6) The Subcommittee may deny approval of an application at its sole discretion. If an application is denied by the Subcommittee, the original applicant may not reapply on behalf of the prospective honoree for 5 years from the date of the denial.
- (7) Commemorative names should be unique, and unlikely to cause confusion or misunderstanding due to duplication of, or similarity with, an existing name, location, or other street name within Jersey City. Near duplications in spelling or street names that are phonetically similar to existing street names shall not be approved.
- (8) Street names shall not contain more than three (3) words or exceed seventeen (17) characters in length, including spaces between words and excluding the street type, i.e. "avenue" or "street".
- (9) No street can have more than two commemorative street designations.
- (10) If a portion of a street is proposed to be commemoratively designated, the designated portion shall begin and end at the intersections of major cross streets.
- (11) The cost of producing and installing appropriate signs designating the commemorative name shall be paid by the original requestors.

D. STANDARDS FOR RE-NAMING STREETS

The re-naming of streets is discouraged and will only be allowed in exceptional circumstances and be considered within the context of the historical and or community significance of the existing name.

E. STANDARDS FOR NAMING NEW STREETS

1. The authority for the naming new streets constructed in Jersey City shall remain solely with the Municipal Council.
2. The Street-Name Subcommittee will identify fifty (50) potential names for the pre-approved street names list. A list of suitable names will be presented to the Departments of Planning and Public Safety for review within 120 days of the adoption of this Ordinance.
3. A final list of pre-approved street names will be presented to the Municipal Council within 30 days of being reviewed by the Departments of Planning and Public Safety.
4. The pre-approved list of suitable street names will be available in the Division of City Planning. The pre-approved list will contain names that honor people who have made significant contributions to the City of Jersey City, or names which reflect the history, geographic location or unique characteristics of Jersey City. Developers building new streets are to pick from the names on this pre-approved list.
5. Individuals seeking to designate a street may, at their discretion, ask instead that the Subcommittee add the commemorative name to the list of pre-approved street names.
6. If a developer constructing a new street does not wish to pick from the list of pre-approved street names, the developer may ask the Subcommittee for a waiver to submit his or her own suggested street name(s), but the authority to name City streets shall remain with the Municipal Council and the developer's suggested name(s) must conform with the requirements of Section C of this ordinance. The Subcommittee and the Municipal Council reserve the right to reject any proposed new street name.

F. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

G. This ordinance shall be a part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.

H. This ordinance shall take effect at the time and in the manner as provided by law.

I. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

APPROVED AS TO LEGAL FORM

APPROVED: _____

Corporation Counsel

APPROVED: _____
Business Administrator

Certification Required ☐

Not Required ☐

City Clerk File No. Ord . 13.133

Agenda No. 3.C 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 13.133

TITLE: AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) ARTICLE II (TRAFFIC REGULATIONS) SECTION 332-7 (PROHIBITED TURNS AT INTERSECTIONS) OF THE JERSEY CITY TRAFFIC CODE PROHIBITING THE LEFT TURN FOR VEHICLES EASTBOUND ON HOBOKEN AVENUE TO NORTHBOUND ON BALDWIN AVENUE, DAILY

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

1. Chapter 332 (Vehicles and Traffic) Article II (Traffic Regulations) Section 332-7 (Prohibited turns at intersections) of the Jersey City Traffic Code is hereby supplemented as follows:

Section: 332-7 Prohibited turns at intersections.

No person shall make a turn of the kind designated (left or right) at any location of the locations listed below.

Name of Street	Direction of Travel	Prohibited Turn	Hours Days of Week	At Intersection of:
<u>Hoboken Av</u>	<u>East</u>	<u>Left</u>	<u>Daily</u>	<u>Baldwin Avenue</u>

2. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

3. This ordinance shall be a part of the Jersey City Code as though codified and incorporated in the official copies of the Jersey City Code.

4. Pursuant to New Jersey State Statute 39:4-8, this ordinance shall take effect upon the approval of the Department of Transportation.

5. The City Clerk and the Corporation Counsel may change any chapter numbers, article numbers and section numbers if codification of this ordinance reveals a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All material to be inserted is new and underscored.

JDS:PCL
(10.30.13)

APPROVED: _____
Director of Traffic & Transportation

APPROVED: _____
Director,
Architecture, Engineering, Traffic and Transportation

APPROVED AS TO LEGAL FORM

APPROVED: _____
Director, Dept. of Public Works
APPROVED: _____
Business Administrator

Corporation Counsel

Certification Required ☐

Not Required ☐

FACT SHEET

This summary sheet is to be attached to the front of any ordinance, resolution, cooperation agreement or contract that is submitted for Council consideration. Incomplete or sketchy summary sheets will be returned with the resolution or ordinance. The Department, Division or Agency responsible for the overall implementation of the proposed project or program should provide a concise and accurate statement of facts.

1. Full title of ordinance/ resolution/cooperation agreement:

An ordinance supplementing Chapter 332(Vehicles and Traffic) Article II (Traffic Regulations) amending Section 332-7(Prohibited Turns at Intersections) of the Jersey City Code prohibiting the left turn for vehicles eastbound on Hoboken Avenue to northbound on Baldwin Avenue, Daily

2. Name and title of person initiating ordinance/resolution, etc.:

Joao D'Souza, Director of Traffic & Transportation, Division of Architecture, Engineering, Traffic and Transportation, Department of Public Works, 201.547.4470

3. Concise description of program, project or plan proposed in the ordinance/resolution:

Prohibit the left turn for vehicles east on Hoboken Avenue to north on Baldwin Avenue, daily.

4. Reasons (need) for the proposed program, project, etc.:

Improve traffic and pedestrian safety at the intersection of Hoboken Avenue and Baldwin Avenue

5. Anticipated benefits to the community:

Improve traffic and pedestrian safety at the intersection of Hoboken Avenue and Baldwin Avenue.

6. Cost of proposed program, project, etc. (Indicate the dollar amount of City, State and Federal funds to be used, as well as match and in-kind contribution:

Approximately \$100.00 per u-post and sign installation.

Total cost: \$200.00

7. Date proposed program, or project will commence:

Pending adoption by the Jersey City Municipal Council.

8. Anticipated completion date:

State Highway 139 is within 500 feet of the turning prohibition, therefore, pursuant to New Jersey State Statute 39:4-8 the Ordinance will require the approval of the Department of Transportation.


Twenty days after adoption by the Jersey City Municipal Council

9. Person responsible for coordinating proposed program, project, etc.:

Patricia Logan, Supervising Traffic Investigations, Division of Architecture, Engineering, Traffic and Transportation, Department of Public Works, 201.547.4492

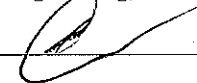
10. Additional comments:

Based on the information provided to me, I certify that all the facts presented herein are accurate, to the best of my knowledge.



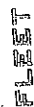
Director,
Architecture, Engineering, Traffic and Transportation

10-31-13
Date



Director,
Department of Public Works

11-1-13
Date





STEVEN M. FULOP
MAYOR OF JERSEY CITY

CITY OF JERSEY CITY
DEPARTMENT OF PUBLIC WORKS
PUBLIC WORKS COMPLEX | 575 ROUTE 440 | JERSEY CITY, NJ 07305
P: 201-547-4402 | F: 201-547-4803



MICHAEL RAZZOLI
DIRECTOR

MEMORANDUM

DATE: October 30, 2013

TO: Robert Kakoleski, Acting Business Administrator

FROM: Patricia Logan, Supervising Traffic Investigator
Division of Architecture, Engineering, Traffic and Transportation

SUBJECT: PROPOSED ORDINANCE-NO LEFT TURN
HOBOKEN AVENUE @ BALDWIN AVENUE

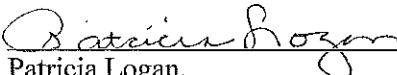
At the request of Councilman Boggiano and the constituents in the neighborhood, attached for your review and signature is an Ordinance proposed by this Division, (for Municipal Council approval), supplementing Chapter 332(Vehicles and Traffic) of the Jersey City Code.

The proposed legislation prohibits the left turn for traffic east on Hoboken Avenue to north on Baldwin Avenue, daily.

It is anticipated that this Ordinance will be on the Agenda for the November 26, 2013 Municipal Council meeting.

If you have any questions, feel free to contact Patricia Logan @ extension 4492.

Thank you.


Patricia Logan,
Supervising Traffic Investigator


Joao D'Souza,
Director of Traffic & Transportation

C: Lee D. Klein, P.E., PTOE, Traffic Engineer
Stanley Huang, P.E., Municipal Engineer
Brian Weller, L.L.A., ASLA, Director, Architecture, Engineering, Traffic and Transportation
Michael Razzoli, Director, DPW
Robert Byrne, City Clerk



STEVEN M. FULOP
MAYOR OF JERSEY CITY

CITY OF JERSEY CITY
DEPARTMENT OF PUBLIC WORKS
PUBLIC WORKS COMPLEX | 575 ROUTE 440 | JERSEY CITY, NJ 07305
P: 201-547-4402 | F: 201-547-4803



MICHAEL RAZZOLI
DIRECTOR

MEMORANDUM

DATE: October 30, 2013
TO: Director Michael Razzoli
FROM: Patricia Logan, Supervising Traffic Investigator
Division of Architecture, Engineering, Traffic and Transportation
SUBJECT: **PROPOSED ORDINANCE-NO LEFT TURN**
HOBOKEN AVENUE @ BALDWIN AVENUE

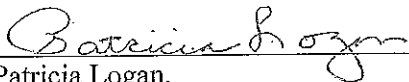
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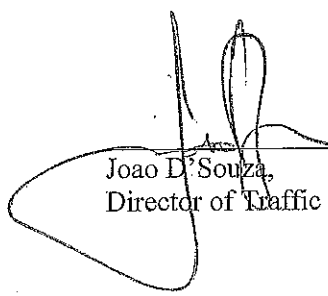
The proposed legislation prohibits the left turn for traffic east on Hoboken Avenue to north on Baldwin Avenue, daily.

Upon your review and signature, the legislation will be sent by Messenger to the Acting Business Administrator. It is anticipated that this Ordinance will be on the Agenda for the November 26, 2013 Municipal Council meeting.

If you have any questions, feel free to contact Patricia Logan @ extension 4492.

Thank you.


Patricia Logan,
Supervising Traffic Investigator


Joao D'Souza,
Director of Traffic & Transportation

C: Lee D. Klein, P.E., PTOE, Traffic Engineer
Stanley Huang, P.E., Municipal Engineer
Brian Weller, L.L.A., ASLA, Director, Architecture, Engineering, Traffic and Transportation
Robert Kakoleski, Acting Business Administrator
Robert Byrne, City Clerk



STEVEN M. FULOP
MAYOR OF JERSEY CITY

CITY OF JERSEY CITY
DEPARTMENT OF PUBLIC WORKS
PUBLIC WORKS COMPLEX | 575 ROUTE 440 | JERSEY CITY, NJ 07305
P: 201-547-4402 | F: 201-547-4803



MICHAEL RAZZOLI
DIRECTOR

MEMORANDUM

DATE: October 30, 2013

TO: Director Brian Weller, L.L.A., ASLA
Architecture, Engineering, Traffic and Transportation

FROM: Patricia Logan, Supervising Traffic Investigator
Division of Architecture, Engineering, Traffic and Transportation

SUBJECT: **PROPOSED ORDINANCE-NO LEFT TURN**
HOBOKEN AVENUE @ BALDWIN AVENUE

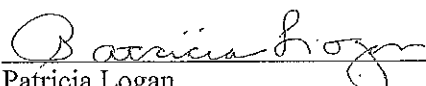
At the request of Councilman Boggiano and the constituents of the neighborhood, attached for your review and signature is an Ordinance proposed by this Division, (for Municipal Council approval), supplementing Chapter 332(Vehicles and Traffic) of the Jersey City Code.

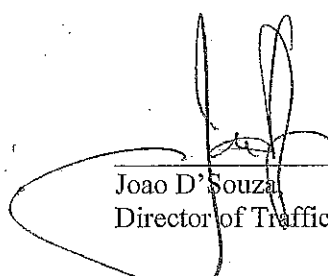
The proposed legislation prohibits the left turn for traffic east on Hoboken Avenue to north on Baldwin Avenue, daily.

Upon your review and signature please forward the legislation to Director Razzoli for his review and signature. It is anticipated that this Ordinance will be on the Agenda for the November 26, 2013 Municipal Council meeting.

If you have any questions, feel free to contact Patricia Logan @ extension 4492.

Thank you.


Patricia Logan,
Supervising Traffic Investigator


Joao D'Souza
Director of Traffic & Transportation

C: Lee D. Klein, P.E., PTOE, Traffic Engineer
Stanley Huang, P.E., Municipal Engineer
Michael Razzoli, Director, DPW
Robert Kakoleski, Acting Business Administrator
Robert Byrne, City Clerk



STEVEN M. FULOP
MAYOR OF JERSEY CITY

CITY OF JERSEY CITY
DEPARTMENT OF PUBLIC WORKS
PUBLIC WORKS COMPLEX | 575 ROUTE 440 | JERSEY CITY, NJ 07305
P: 201-547-4402 | F: 201-547-4803



MICHAEL RAZZOLI
DIRECTOR

MEMORANDUM

DATE: October 30, 2013

TO: Robert Byrne, City Clerk
Councilman Boggiano, Ward C

FROM: Patricia Logan, Supervising Traffic Investigator
Division of Architecture, Engineering, Traffic and Transportation

SUBJECT: **PROPOSED ORDINANCE-NO LEFT TURN**
HOBOKEN AVENUE @ BALDWIN AVENUE

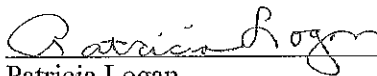
At the request of Councilman Boggiano and the constituents in the neighborhood, attached is an Ordinance proposed by this Division, (for Municipal Council approval) supplementing Chapter 332(Vehicles and Traffic) of the Jersey City Code.

The proposed legislation prohibits the left turn for traffic traveling east on Hoboken Avenue turning north on Baldwin Avenue; daily.

It is anticipated this Ordinance will be on the Agenda for the November 26, 2013 Municipal Council meeting.

If you have any questions, feel free to contact Patricia Logan @ extension 4492.

Thank you.


Patricia Logan,
Supervising Traffic Investigator


Joao D'Souza,
Director of Traffic & Transportation

C: Lee D. Klein, P.E., PTOE, Traffic Engineer
Stanley Huang, P.E., Municipal Engineer
Brian Weller, L.A.A., ASLA, Director, Architecture, Engineering, Traffic and Transportation
Michael Razzoli, Director, DPW
Muhammed Akil, Chief of Staff
Robert Kakoleski, Acting Business Administrator
Mary Spinello-Paretti, CEO, J.C.P.A.

Council President Lavarro, Jr.	Councilwoman Watterman	Councilman Rivera
Councilman Gajewski	Councilman Ramchal	Councilman Yun
Councilwoman Osborne	Councilwoman Coleman	

City Clerk File No. Ord. 13.134

Agenda No. 3.D 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 13.134

TITLE:

AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) ARTICLE II (TRAFFIC REGULATIONS) AMENDING SECTION 332-5 (ONE-WAY STREETS) OF THE JERSEY CITY CODE DESIGNATING THE ENTIRE LENGTH OF SAYLES STREET AS A ONE-WAY SOUTHBOUND

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

1. Chapter 332 (Vehicles and Traffic) Article II (Traffic Regulations) of the Jersey City Code is hereby supplemented as follows:

Section 332-5 ONE-WAY STREETS

The streets or parts of streets listed below are hereby designated as one way streets in the direction indicated.

Name of Street	Direction	Limits	Parking Permitted
1. <u>Sayles Street</u>	<u>South</u>	<u>Entire Length</u>	Pursuant to Chapter 332

2. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
3. This ordinance shall be a part of the Jersey City Code as though codified and incorporated in the official copies of the Jersey City Code.
4. The City Clerk and the Corporation Counsel may change any chapter numbers, article numbers and section numbers if codification of this ordinance reveals a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All material to be inserted is new and underscored.

JDS:pc1
(10.30.13)

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED: _____
Director of Traffic & Transportation

APPROVED: _____
Director,
Architecture, Engineering, Traffic and Transportation

APPROVED: _____
Director, Dept. of Public Works

APPROVED: _____
Business Administrator

Certification Required ☐

Not Required ☐

FACT SHEET

This summary sheet is to be attached to the front of any ordinance, resolution, cooperation agreement or contract that is submitted for Council consideration. Incomplete or sketchy summary sheets will be returned with the resolution or ordinance. The Department, Division or Agency responsible for the overall implementation of the proposed project or program should provide a concise and accurate statement of facts.

1. Full title of ordinance/ resolution/cooperation agreement:

An ordinance supplementing Chapter 332(Vehicles and Traffic) Article II (Traffic Regulations) amending Section 332-5(One-Way Streets) of the Jersey City Code designating the entire length of Sayles Street as a one-way southbound

2. Name and title of person initiating ordinance/resolution, etc.:

Joao D'Souza, Director of Traffic & Transportation, Division of Architecture, Engineering, Traffic and Transportation, Department of Public Works, 201.547.4470

3. Concise description of program, project or plan proposed in the ordinance/resolution:

Designated the entire length of Sayles Street (Winfield Avenue to Mina Drive) as a one-way southbound

4. Reasons (need) for the proposed program, project, etc.:

In order for Section 332-5 of the Jersey City Traffic Code to reflect the existing movement of traffic on Sayles Street.

5. Anticipated benefits to the community:

Legalize the existing movement of traffic on Sayles Street.

6. Cost of proposed program, project, etc. (Indicate the dollar amount of City, State and Federal funds to be used, as well as match and in-kind contribution:

Signs are already installed.

7. Date proposed program, or project will commence:

Pending adoption by the Jersey City Municipal Council

8. Anticipated completion date:

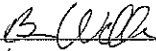
Twenty days after adoption by the Jersey City Municipal Council

9. Person responsible for coordinating proposed program, project, etc.:

Patricia Logan, Supervising Traffic Investigations, Division of Architecture, Engineering, Traffic and Transportation, Department of Public Works, 201.547.4492

10. Additional comments:

Based on the information provided to me, I certify that all the facts presented herein are accurate, to the best of my knowledge.



Director,
Architecture, Engineering, Traffic and Transportation

10-31-13
Date



Director,
Department of Public Works

11-1-13
Date



→ NORTH

ALEX SULLIVAN

93

1257

1262 1/2
PLOT E



30

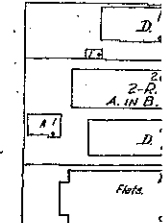
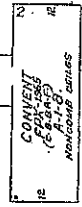
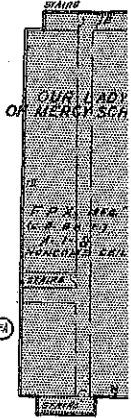
NEPTUNE AV.

WINFIELD AV.

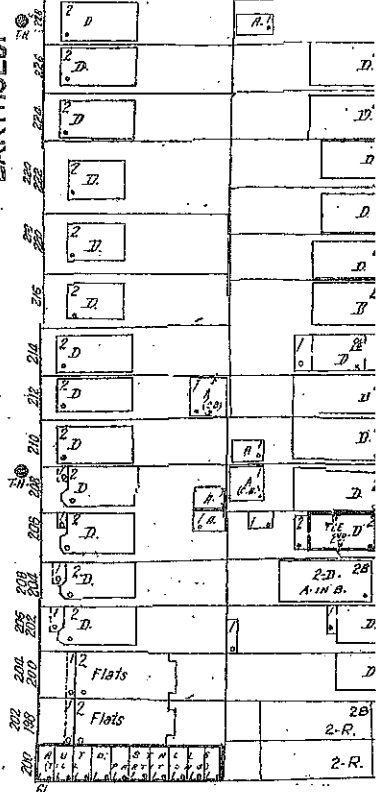
BARTOLDI AV.

ROMAR AV.

28



1258





STEVEN M. FULOP
MAYOR OF JERSEY CITY

CITY OF JERSEY CITY
DEPARTMENT OF PUBLIC WORKS
PUBLIC WORKS COMPLEX | 575 ROUTE 440 | JERSEY CITY, NJ 07305
P: 201-547-4402 | F: 201-547-4803



MICHAEL RAZZOLI
DIRECTOR

MEMORANDUM

DATE: October 30, 2013

TO: Robert Kakoleski, Acting Business Administrator

FROM: Patricia Logan, Supervising Traffic Investigation
Division of Architecture, Engineering, Traffic and Transportation

SUBJECT: PROPOSED ORDINANCE
SAYLES STREET – ONE WAY DESIGNATION

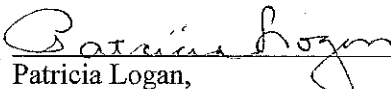
Attached for your review and signature is an Ordinance proposed by this Division, (for Municipal Council approval), supplementing Chapter 332(Vehicles and Traffic) of the Jersey City Code.

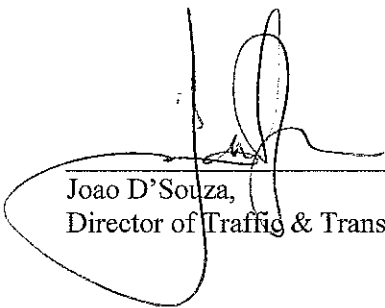
The proposed legislation designates the entire length of Sayles Street as a "one-way" southbound. The legislation is proposed in order that Section 332-5 of the Jersey City Traffic Code reflects the existing movement of traffic.

It is anticipated that this Ordinance will be on the Agenda for the November 26, 2013 Municipal Council meeting.

If you have any questions, feel free to contact Patricia Logan @ extension 4492.

Thank you.


Patricia Logan,
Supervising Traffic Investigator


Joao D'Souza,
Director of Traffic & Transportation

C: Lee D. Klein, P.E., PTOE, Traffic Engineer
Stanley Huang, P.E., Municipal Engineer
Brian Weller, L.A.A., ASLA, Director, Architecture, Engineering, Traffic and Transportation
Michael Razzoli, Director, DPW
Robert Byrne, City Clerk



STEVEN M. FULOP
MAYOR OF JERSEY CITY

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MICHAEL RAZZOLI
DIRECTOR

MEMORANDUM

DATE: October 30, 2013

TO: Director Michael Razzoli

FROM: Patricia Logan, Supervising Traffic Investigator
Division of Architecture, Engineering, Traffic and Transportation

SUBJECT: **PROPOSED ORDINANCE**
SAYLES STREET – ONE WAY DESIGNATION

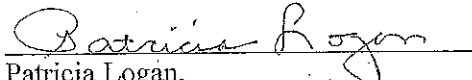
Attached for your review and signature is an Ordinance proposed by this Division, (for Municipal Council approval), supplementing Chapter 332(Vehicles and Traffic) of the Jersey City Code.

The proposed legislation designates the entire length of Sayles Street as a “one-way” southbound. The legislation is proposed in order that Section 332-5 of the Jersey City Traffic Code reflects the existing movement of traffic.

Upon your review and signature I will forward, by Messenger, the legislation to the Acting Business Administrator. It is anticipated that this Ordinance will be on the Agenda for the November 26, 2013 Municipal Council meeting.

If you have any questions, feel free to contact Patricia Logan @ extension 4492.

Thank you.


Patricia Logan,
Supervising Traffic Investigator


Joao D'Souza,
Director of Traffic & Transportation

C: Lee D. Klein, P.E., PTOE, Traffic Engineer
Stanley Huang, P.E., Municipal Engineer
Brian Weller, L.A.A., ASLA, Director, Architecture, Engineering, Traffic and Transportation
Robert Kakoleski, Acting Business Administrator
Robert Byrne, City Clerk



STEVEN M. FULOP
MAYOR OF JERSEY CITY

CITY OF JERSEY CITY
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PUBLIC WORKS COMPLEX | 575 ROUTE 440 | JERSEY CITY, NJ 07305
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MICHAEL RAZZOLI
DIRECTOR

MEMORANDUM

DATE: October 30, 2013

TO: Director Brian Weller, L.L.A., ASLA
Architecture, Engineering, Traffic and Transportation

FROM: Patricia Logan, Supervising Traffic Investigator
Division of Architecture, Engineering, Traffic and Transportation

SUBJECT: **PROPOSED ORDINANCE**
SAYLES STREET – ONE WAY DESIGNATION

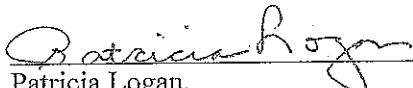
Attached for your review and signature is an Ordinance proposed by this Division, (for Municipal Council approval), supplementing Chapter 332(Vehicles and Traffic) of the Jersey City Code.

The proposed legislation designates the entire length of Sayles Street as a "one-way" southbound. The legislation is proposed in order that Section 332-5 of the Jersey City Traffic Code reflects the existing movement of traffic.

Upon your review and signature please forward the legislation to Director Razzoli for his review and signature. It is anticipated that this Ordinance will be on the Agenda for the November 26, 2013 Municipal Council meeting.

If you have any questions, feel free to contact Patricia Logan @ extension 4492.

Thank you.


Patricia Logan,
Supervising Traffic Investigator


Joao D'Souza,
Director of Traffic & Transportation

C: Lee D. Klein, P.E., PTOE, Traffic Engineer
Stanley Huang, P.E., Municipal Engineer
Michael Razzoli, Director, DPW
Robert Kakoleski, Acting Business Administrator
Robert Byrne, City Clerk



STEVEN M. FULOP
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MICHAEL RAZZOLI
DIRECTOR

MEMORANDUM

DATE: October 30, 2013

TO: Robert Byrne, City Clerk
Councilman Frank Gajewski, Ward A

FROM: Patricia Logan, Supervising Traffic Investigator
Division of Architecture, Engineering, Traffic and Transportation

SUBJECT: PROPOSED ORDINANCE
SAYLES STREET – ONE WAY DESIGNATION

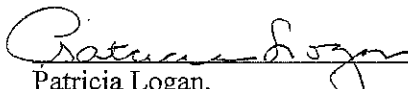
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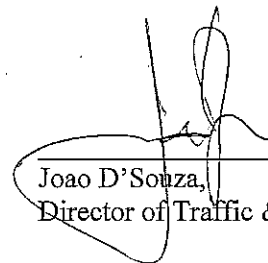
The proposed legislation designates the entire length of Sayles Street as a “one-way” southbound. The legislation is proposed in order that Section 332-5 of the Jersey City Traffic Code reflects the existing movement of traffic on Sayles Street.

It is anticipated that this Ordinance will be on the Agenda for the November 26, 2013 Municipal Council meeting.

If you have any questions, feel free to contact Patricia Logan @ extension 4492.

Thank you.


Patricia Logan,
Supervising Traffic Investigator


Joao D'Souza,
Director of Traffic & Transportation

C: Lee D. Klein, P.E., PTOE, Traffic Engineer
Stanley Huang, P.E., Municipal Engineer
Brian Weller, L.A.A., ASLA, Director, Architecture, Engineering, Traffic and Transportation
Michael Razzoli, Director, DPW
Robert Kakoleski, Acting Business Administrator
Muhammed Akil, Chief of Staff
Mary Spinello-Paretti, CEO, J.C.P.A.
Council President Lavarro, Jr. Councilwoman Watterman Councilman Rivera
Councilman Ramchal Councilman Boggiano Councilman Yun
Councilwoman Osborne Councilwoman Coleman

City Clerk File No. Ord. 13.135

Agenda No. 3.E 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 13.135

TITLE:

AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) ARTICLE III (PARKING, STANDING AND STOPPING) OF THE JERSEY CITY CODE AMENDING SECTION 332-24 (PARKING PROHIBITED CERTAIN HOURS) DESIGNATING NO PARKING 7:00 A.M. TO 9:00 A.M. AND 4:00 P.M. TO 6:00 P.M., MONDAY THROUGH FRIDAY, ON THE SOUTH SIDE OF SECOND STREET IN THE VICINITY OF THE ENTRANCE TO WORLD OF ABC PRESCHOOL, 159 SECOND STREET

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

1. Chapter 332 (Vehicles and Traffic) Article III (Parking, Standing and Stopping) of the Jersey City Code is hereby supplemented as follows:

Section 332-24

PARKING PROHIBITED CERTAIN HOURS

No person shall park a vehicle between the hours specified upon any of the streets or parts thereof listed below.

Name of Street	Side	Days of Week	Hours	Limits
Second St	North	Tu to Sun	1100 a.m. to 10:00 p.m.	116 feet west of Coles St 20 feet west
	South	Mon to Fri	7:00 a.m. to 9:00 a.m. 4:00 p.m. to 6:00 p.m.	170 feet west of Provost St 25 feet west

2. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

3. This ordinance shall be a part of the Jersey City Code as though codified and incorporated in the official copies of the Jersey City Code.

4. The City Clerk and the Corporation Counsel may change any chapter numbers, article numbers and section numbers if codification of this ordinance reveals a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All material to be inserted is new and underscored.

JDS:pcj
(10.30.13)

APPROVED: _____
Director of Traffic & Transportation

APPROVED: _____
Director,
Architecture, Engineering, Traffic and Transportation

APPROVED AS TO LEGAL FORM

APPROVED: _____
Director, Department of Public Works
APPROVED: _____
Business Administrator

Corporation Counsel

Certification Required ☐

Not Required ☐

FACT SHEET

This summary sheet is to be attached to the front of any ordinance, resolution, cooperation agreement or contract that is submitted for Council consideration. Incomplete or sketchy summary sheets will be returned with the resolution or ordinance. The Department, Division or Agency responsible for the overall implementation of the proposed project or program should provide a concise and accurate statement of facts.

1. Full title of ordinance/resolution/cooperation agreement:

AN ORDINANCE SUPPLEMENTING CHAPTER 332(VEHICLES AND TRAFFIC) ARTICLE III (PARKING, STANDING AND STOPPING) OF THE JERSEY CITY CODE AMENDING SECTION 332-24(PARKING PROHIBITED CERTAIN HOURS) DESIGNATING NO PARKING 7:00 A.M. TO 9:00 A.M. AND 4:00 P.M. TO 6:00 P.M., MONDAY THROUGH FRIDAY, ON THE SOUTH SIDE OF SECOND STREET IN THE VICINITY OF THE ENTRANCE TO WORLD OF ABC PRESCHOOL, 159 SECOND STREET

2. Name and title of person initiating the ordinance/resolution, etc.:

Joao D'Souza, Director of Traffic & Transportation, Division of Architecture, Engineering, Traffic and Transportation, Department of Public Works, at the request of Dorota Mani on behalf of WORLD OF ABC Pre-School, 159 Second St. JCNJ

3. Concise description of program, project or plan proposed in the ordinance/resolution:

Prohibit parking Monday through Friday, 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m. in the vicinity of the entrance to the Pre-School located at 159 Second St.

4. Reasons (need) for the proposed program, project, etc.:

The parking prohibition is necessary to facilitate dropping off and picking up children attending the World of ABC Pre-School, 159 Second St. between the hours of 7:00 a.m. and 9:00 a.m. and again at 4:00 p.m. and 6:00 p.m. This "pick-up" and "drop-off" area will keep parents from double parking their vehicles at the entrance to the school.

5. Anticipated benefits to the community:

Improve traffic safety and reduce the risk of accidents.

6. Cost of proposed program, project, etc. (Indicate the dollar amount of City, state, and Federal Funds to be used, as well as match and in-kind contribution:

Approximately \$200.00 per sign/post installation. (2 channel & 2 signs required)
Total estimated cost: \$400.00

7. Date proposed program, or project will commence:

Pending adoption by the Jersey City Municipal Council

8. Anticipated completion date:

Twenty days after adoption by the Jersey City Municipal Council

9. Person responsible for coordinating proposed program, project, etc.:

Patricia Logan, Supervising Traffic Investigator, Division of Architecture, Engineering, Traffic and Transportation, Department of Public Works

10. Additional comments:

Based on the information provided to me, I certify that all the facts presented herein are accurate, to the best of my knowledge.



Director

Architecture, Engineering, Traffic and Transportation

10-31-13

Date



Director

Department of Public Works

11-1-13

Date



STEVEN M. FULOP
MAYOR OF JERSEY CITY

CITY OF JERSEY CITY
DEPARTMENT OF PUBLIC WORKS
PUBLIC WORKS COMPLEX | 575 ROUTE 440 | JERSEY CITY, NJ 07305
P: 201-547-4402 | F: 201-547-4803



MICHAEL RAZZOLI
DIRECTOR

MEMORANDUM

DATE: October 30, 2013

TO: Robert Kakoleski, Acting Business Administrator

FROM: Patricia Logan, Supervising Traffic Investigator
Division of Architecture, Engineering, Traffic and Transportation

SUBJECT: **PROPOSED ORDINANCE**
SECOND STREET – NO PARKING CERTAIN HOURS

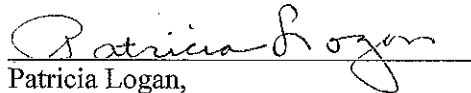
Attached for your review and signature is an Ordinance proposed by this Division, (for Municipal Council approval), supplementing Chapter 332(Vehicles and Traffic) of the Jersey City Code.

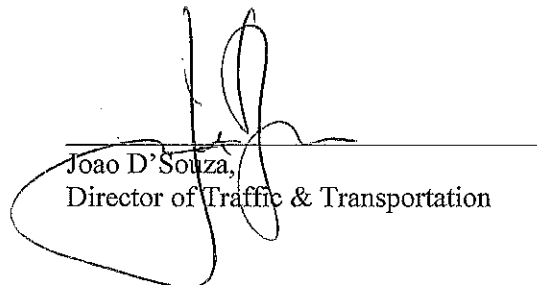
The proposed legislation designates 25 feet in the vicinity of the entrance to the WORLD ABC Pre-School located at 159 Second Street as no parking, Monday through Friday, 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m. to facilitate the drop-off and pick-up of the children attending the pre-school. This parking prohibition will deter the parents from double parking at the pre-school.

It is anticipated that this Ordinance will be on the Agenda for the November 26, 2013 Municipal Council meeting.

If you have any questions, feel free to contact Patricia Logan @ extension 4492.

Thank you.


Patricia Logan,
Supervising Traffic Investigator


Joao D'Souza,
Director of Traffic & Transportation

C: Lee D. Klein, P.E., PTOE, Traffic Engineer
Stanley Huang, P.E., Municipal Engineer
Brian Weller, L.L.A., ASLA, Director, Architecture, Engineering, Traffic and Transportation
Michael Razzoli, Director, DPW
Robert Byrne, City Clerk



STEVEN M. FULOP
MAYOR OF JERSEY CITY

CITY OF JERSEY CITY
DEPARTMENT OF PUBLIC WORKS
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MICHAEL RAZZOLI
DIRECTOR

MEMORANDUM

DATE: October 30, 2013

TO: Director Michael Razzoli

FROM: Patricia Logan, Supervising Traffic Investigator
Division of Architecture, Engineering, Traffic and Transportation

SUBJECT: **PROPOSED ORDINANCE**
SECOND STREET – NO PARKING CERTAIN HOURS

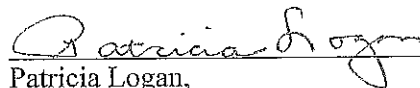
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Upon your review and signature, the legislation will be sent by Messenger to the Acting Business Administrator. It is anticipated that this Ordinance will be on the Agenda for the November 26, 2013 Municipal Council meeting.

If you have any questions, feel free to contact Patricia Logan @ extension 4492.

Thank you.


Patricia Logan,
Supervising Traffic Investigator


Joao D'Souza,
Director of Traffic & Transportation

C: Lee D. Klein, P.E., PTOE, Traffic Engineer
Stanley Huang, P.E., Municipal Engineer
Brian Weller, L.L.A., ASLA, Director, Architecture, Engineering, Traffic and Transportation
Robert Kakoleski, Acting Business Administrator
Robert Byrne, City Clerk



STEVEN M. FULOP
MAYOR OF JERSEY CITY

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MICHAEL RAZZOLI
DIRECTOR

MEMORANDUM

DATE: October 30, 2013

TO: Director Brian Weller, L.L.A., ASLA
Architecture, Engineering, Traffic and Transportation

FROM: Patricia Logan, Supervising Traffic Investigator
Division of Architecture, Engineering, Traffic and Transportation

SUBJECT: **PROPOSED ORDINANCE**
SECOND STREET – NO PARKING CERTAIN HOURS

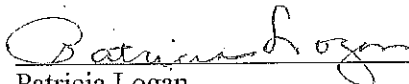
Attached for your review and signature is an Ordinance proposed by this Division, (for Municipal Council approval), supplementing Chapter 332(Vehicles and Traffic) of the Jersey City Code.

The proposed legislation designates 25 feet in the vicinity of the entrance to the WORLD ABC Pre-School located at 159 Second Street as no parking, Monday through Friday, 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m. to facilitate the drop-off and pick-up of the children attending the pre-school. This parking prohibition will deter the parents from double parking at the pre-school.

Upon your review and signature please forward the legislation to Director Razzoli for his review and signature. It is anticipated that this Ordinance will be on the Agenda for the November 26, 2013 Municipal Council meeting.

If you have any questions, feel free to contact Patricia Logan @ extension 4492.

Thank you.


Patricia Logan,
Supervising Traffic Investigator


Joao D'Souza,
Director of Traffic & Transportation

C: Lee D. Klein, P.E., PTOE, Traffic Engineer
Stanley Huang, P.E., Municipal Engineer
Michael Razzoli, Director, DPW
Robert Kakolesski, Acting Business Administrator
Robert Byrne, City Clerk



STEVEN M. FULOP
MAYOR OF JERSEY CITY

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DEPARTMENT OF PUBLIC WORKS
PUBLIC WORKS COMPLEX | 575 ROUTE 440 | JERSEY CITY, NJ 07305
P: 201-547-4402 | F: 201-547-4803



MICHAEL RAZZOLI
DIRECTOR

MEMORANDUM

DATE: October 30, 2013

TO: Robert Byrne, City Clerk
Councilwoman Candice Osborne, Ward E

FROM: Patricia Logan, Supervising Traffic Investigator
Division of Architecture, Engineering, Traffic and Transportation

SUBJECT: **PROPOSED ORDINANCE**
SECOND STREET – NO PARKING CERTAIN HOURS

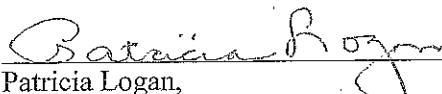
Attached is an Ordinance proposed by this Division, (for Municipal Council approval) supplementing Chapter 332(Vehicles and Traffic) of the Jersey City Code.

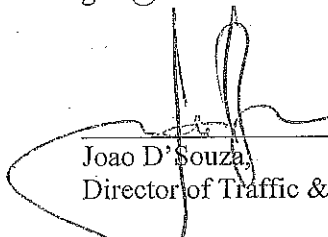
The proposed legislation designates 25 feet in the vicinity of the entrance to the WORLD ABC Pre-School located at 159 Second Street as no parking, Monday through Friday, 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m. to facilitate the drop-off and pick-up of the children attending the pre-school. This parking prohibition will deter the parents from double parking at the pre-school

It is anticipated that this Ordinance will be on the Agenda for the November 26, 2013 Municipal Council meeting.

If you have any questions, feel free to contact Patricia Logan @ extension 4492.

Thank you.


Patricia Logan,
Supervising Traffic Investigator


Joao D'Souza,
Director of Traffic & Transportation

C: Lee D. Klein, P.E., PTOE, Traffic Engineer
Stanley Huang, P.E., Municipal Engineer
Brian Weller, L.A.A., ASLA, Director, Architecture, Engineering, Traffic and Transportation
Michael Razzoli, Director, DPW
Muhammed Akil, Chief of Staff
Robert Kakoleski, Acting Business Administrator
Mary Spinello-Paretti, CEO, J.C.P.A.
Council President Lavarro, Jr.
Councilman Gajewski
Councilman Yun
Councilwoman Watterman
Councilman Ramchal
Councilwoman Coleman
Councilman Rivera
Councilman Boggiano

City Clerk File No. Ord. 13.136

Agenda No. 3.F 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 13.136

TITLE: AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) ARTICLE II (TRAFFIC REGULATIONS) SECTION 332-8 (PROHIBITED RIGHT TURNS ON RED SIGNAL) OF THE JERSEY CITY TRAFFIC CODE PROHIBITING THE RIGHT TURN ON RED SIGNAL FOR VEHICLES TRAVELING SOUTHBOUND AND NORTHBOUND ON WEST SIDE AVENUE TURNING WESTBOUND AND EASTBOUND ON TO BELMONT AVENUE, ALL TIMES

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

1. Chapter 332 (Vehicles and Traffic) Article II (Traffic Regulations) Section 332-8 (Prohibited right turns on red signal) of the Jersey City Traffic Code is hereby supplemented as follows:

Section: 332-8 Prohibited right turns on red signal.

No person shall make a right turn when facing a steady red signal (stop indication) at any of the locations listed below.

Name of Street	Direction of Travel	Prohibited Right Turn on Red Signal Onto	Hours and Days
West Side Av	North	Broadway	8:00 am to 4 pm School Days
	Both	Duncan Av	All Times
	<u>South & North</u>	<u>Belmont Av</u>	<u>All Times</u>
	All	Stegman Pkwy	8:00 am to 4:00 pm School days

2. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

3. This ordinance shall be a part of the Jersey City Code as though codified and incorporated in the official copies of the Jersey City Code.

5. The City Clerk and the Corporation Counsel may change any chapter numbers, article numbers and section numbers if codification of this ordinance reveals a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repeaters of existing provisions.

NOTE: All new material to be inserted is underscored.

JDS:PCL
(10.30.13)

APPROVED: _____
Director of Traffic & Transportation

APPROVED: _____
Director,
Architecture, Engineering, Traffic and Transportation

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED: _____
Director, Dept. of Public Works
APPROVED: _____
Business Administrator

Certification Required ☐

Not Required ☐

FACT SHEET

This summary sheet is to be attached to the front of any ordinance, resolution, cooperation agreement or contract that is submitted for Council consideration. Incomplete or sketchy summary sheets will be returned with the resolution or ordinance. The Department, Division or Agency responsible for the overall implementation of the proposed project or program should provide a concise and accurate statement of facts.

1. Full title of ordinance/ resolution/cooperation agreement:

An ordinance supplementing Chapter 332(Vehicles and Traffic) Article II (Traffic Regulations) amending Section 332-8(Prohibited Right Turns on Red Signal) of the Jersey City Code prohibiting the right turn for vehicles traveling southbound and northbound on West Side Avenue turning westbound and eastbound on to Belmont Avenue, All Times

2. Name and title of person initiating ordinance/resolution, etc.:

Joao D'Souza, Director of Traffic & Transportation, Division of Architecture, Engineering, Traffic and Transportation, Department of Public Works, 201.547.4470 at the request of Demetrio A. Arencibia, P.E., P.P., Hudson County Engineer, County of Hudson, Department of Roads and Public Safety, Office of the County Engineer, Meadowview Campus, 595 County Avenue, Secaucus, NJ 201.369.4340

3. Concise description of program, project or plan proposed in the ordinance/resolution:

Prohibit the right turn for vehicles traveling south and north on West Side Avenue turning west and east on to Belmont Avenue, all times.

4. Reasons (need) for the proposed program, project, etc.:

Being that this intersection goes through A County Park and it is heavily used by constituents daily it has been requested by the County Engineer that the right turn on the red signal be prohibited for vehicles traveling southbound and northbound on West Side Avenue turning west and east on to Belmont Avenue, all times.

5. Anticipated benefits to the community:

Improve traffic and pedestrian safety at the intersection of West Side Avenue and Belmont Avenue.

6. Cost of proposed program, project, etc. (Indicate the dollar amount of City, State and Federal funds to be used, as well as match and in-kind contribution:

Approximately \$100.00 per sign installation. U-Posts already installed
Total cost: \$200.00

7. Date proposed program, or project will commence:

Pending adoption by the Jersey City Municipal Council.

8. Anticipated completion date:

Twenty days after adoption by the Jersey City Municipal Council

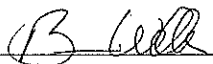
9. Person responsible for coordinating proposed program, project, etc.:

Patricia Logan, Supervising Traffic Investigations, Division of Architecture, Engineering, Traffic and Transportation, Department of Public Works, 201.547.4492

10. Additional comments:

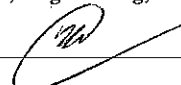
Twenty days after adoption by the Jersey City Municipal Council. Pursuant to New Jersey State Statute, 39:4-8 attached is a letter of agreement from the Office of the County Engineer.

Based on the information provided to me, I certify that all the facts presented herein are accurate, to the best of my knowledge.



Director,
Architecture, Engineering, Traffic and Transportation

10-31-13
Date



Director,
Department of Public Works

11-1-13
Date



COUNTY OF HUDSON
DEPARTMENT OF ROADS AND PUBLIC PROPERTY
OFFICE OF THE COUNTY ENGINEER
MEADOWVIEW CAMPUS
595 COUNTY AVENUE, BLDG. #3, 2ND FLR.
SECAUCUS, NEW JERSEY 07094
TELEPHONE: (201) 369-4340
FAX: (201) 369-4346

THOMAS A. DeGISE
COUNTY EXECUTIVE

HAROLD E. DEMELLIER, JR.
DIRECTOR

DEMETRIO A. ARENCIBIA, PE, PP
COUNTY ENGINEER

JOSEPH F. GLEMBOCKI, PE
ASSISTANT COUNTY ENGINEER

ROBERT A. YANNAZZO, AIA
CHIEF ARCHITECT

October 31, 2013

Lee D. Klein, P.E.
Assistant City Engineer
City of Jersey City
Engineering Department
575 Rte. 440
Jersey City, New Jersey 07305

RE: Intersection of West Side Avenue and Belmont Avenue "No Turn On Red" Sign

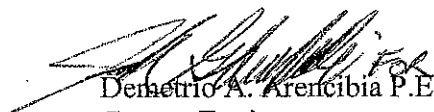
Dear Mr. Klein:

This office recently received a complaint about the existing "No Turn On Red", School Days, 8AM to 4PM sign located on West Side Avenue at the intersection of West Side Avenue and Belmont Avenue in Jersey City should be full time (at all times including weekends).

Being that this intersection goes through a County Park and it is heavily used by constituents on weekends and evening hours; this office recommends installing a "No Turn On Red" sign at all times. Please investigate this matter and advise this office of your findings.

Should you have any questions, please do not hesitate to contact this office at 201-369-4340.

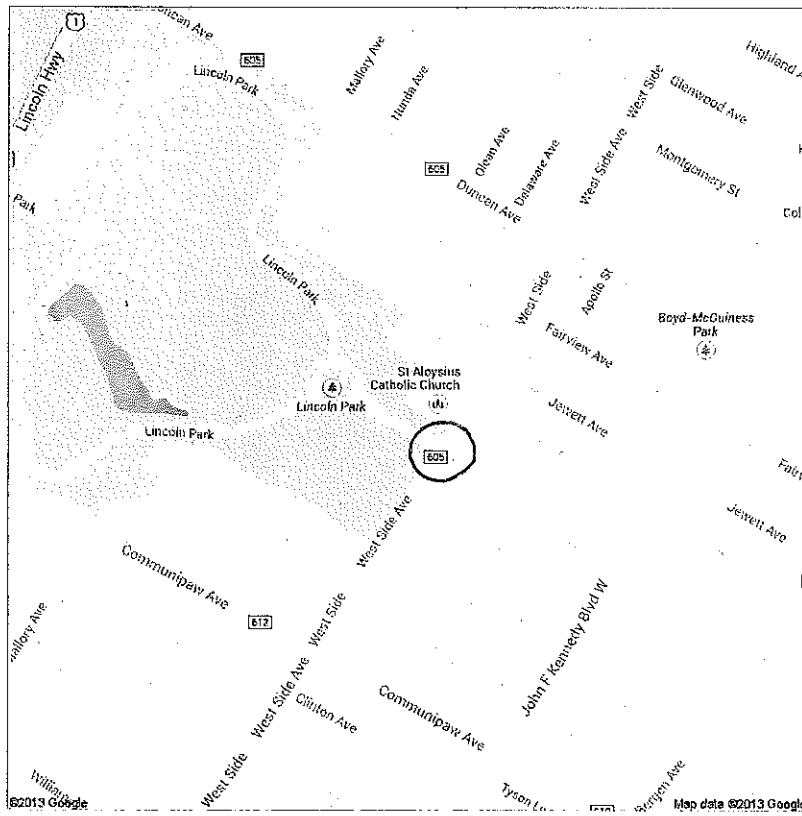
Sincerely,


Demetrio A. Arencibia P.E., P.P.
County Engineer

Cc: Harold E. Demellier, Jr., Director, Roads and Public Property
Joseph F. Glembocki, P.E., Assistant County Engineer
Jose M. Sieira, Director of Traffic & Transportation

Google

West Side Avenue & Belmont Avenue
Entrance to Lincoln Park





STEVEN M. FULOP
MAYOR OF JERSEY CITY

CITY OF JERSEY CITY
DEPARTMENT OF PUBLIC WORKS
PUBLIC WORKS COMPLEX | 575 ROUTE 440 | JERSEY CITY, NJ 07305
P: 201-547-4402 | F: 201-547-4803



MICHAEL RAZZOLI
DIRECTOR

MEMORANDUM

DATE: October 30, 2013

TO: Robert Kakoleski, Acting Business Administrator

FROM: Patricia Logan, Supervising Traffic Investigator
Division of Architecture, Engineering, Traffic and Transportation

SUBJECT: **PROPOSED ORDINANCE**
NO RIGHT TURN ON RED SIGNAL
WEST SIDE AVENUE @ BELMONT AVENUE, ALL TIMES

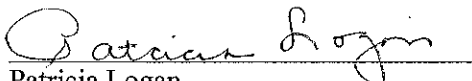
At the request of Demetrio A. Arencibia, P.E., P.P. Hudson County Engineer, attached for your review and signature is an Ordinance proposed by this Division, (for Municipal Council approval), supplementing Chapter 332(Vehicles and Traffic) of the Jersey City Code. (Letter attached)

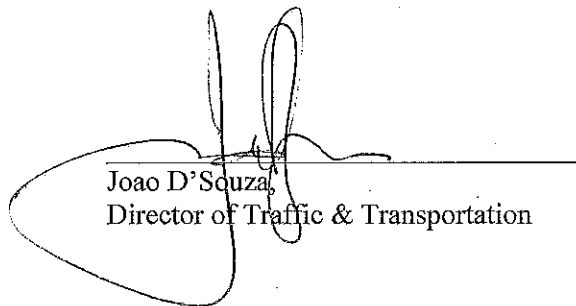
The proposed legislation prohibits the right turn on the red signal for vehicles traveling south and north on West Side Avenue turning west and east on to Belmont Avenue, all times.

It is anticipated that this Ordinance will be on the Agenda for the November 26, 2013 Municipal Council meeting.

If you have any questions, feel free to contact Patricia Logan @ extension 4492.

Thank you.


Patricia Logan,
Supervising Traffic Investigator


Joao D'Souza,
Director of Traffic & Transportation

C: Lee D. Klein, P.E., PTOE, Traffic Engineer
Stanley Huang, P.E., Municipal Engineer
Brian Weller, L.L.A., ASLA, Director, Architecture, Engineering, Traffic and Transportation
Michael Razzoli, Director, DPW
Robert Byrne, City Clerk
Demetrio A. Arencibia P.E., P.P., Hudson County Engineer
Harold E. Demellier, Jr., Director, Roads and Public Property
Joseph F. Glembocki, P.E., Assistant County Engineer
Jose M. Sieira, Director of Traffic & Transportation, Hudson County



STEVEN M. FULOP
MAYOR OF JERSEY CITY

CITY OF JERSEY CITY
DEPARTMENT OF PUBLIC WORKS
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MICHAEL RAZZOLI
DIRECTOR

MEMORANDUM

DATE: October 30, 2013
TO: Director Michael Razzoli, DPW
FROM: Patricia Logan, Supervising Traffic Investigator
Division of Architecture, Engineering, Traffic and Transportation
SUBJECT: **PROPOSED ORDINANCE**
NO RIGHT TURN ON RED SIGNAL
WEST SIDE AVENUE @ BELMONT AVENUE, ALL TIMES


At the request of Demetrio A. Arencibia, P.E., P.P., Hudson County Engineer, attached for your review and signature is an Ordinance proposed by this Division, (for Municipal Council approval), supplementing Chapter 332(Vehicles and Traffic) of the Jersey City Code. (Letter attached)

The proposed legislation prohibits the right turn on the red signal for vehicles traveling south and north on West Side Avenue turning west and east on to Belmont Avenue, all times.

Upon your review and signature I will forward the legislation, by Messenger, to the Acting Business Administrator. It is anticipated that this Ordinance will be on the Agenda for the November 26, 2013 Municipal Council meeting.

If you have any questions, feel free to contact Patricia Logan @ extension 4492.

Thank you.


Patricia Logan,
Supervising Traffic Investigator


Joao D'Souza,
Director of Traffic & Transportation

C: Lee D. Klein, P.E., PTOE, Traffic Engineer
Stanley Huang, P.E., Municipal Engineer
Brian Weller, L.L.A., ASLA, Director, Architecture, Engineering, Traffic and Transportation
Robert Kakoleski, Acting Business Administrator
Robert Byrne, City Clerk



STEVEN M. FULOP
MAYOR OF JERSEY CITY

CITY OF JERSEY CITY
DEPARTMENT OF PUBLIC WORKS
PUBLIC WORKS COMPLEX | 575 ROUTE 440 | JERSEY CITY, NJ 07305
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MICHAEL RAZZOLI
DIRECTOR

MEMORANDUM

DATE: October 30, 2013

TO: Director Brian Weller, L.L.A., ASLA
Architecture, Engineering, Traffic and Transportation

FROM: Patricia Logan, Supervising Traffic Investigator
Division of Architecture, Engineering, Traffic and Transportation

SUBJECT: **PROPOSED ORDINANCE**
NO RIGHT TURN ON RED SIGNAL
WEST SIDE AVENUE @ BELMONT AVENUE, ALL TIMES

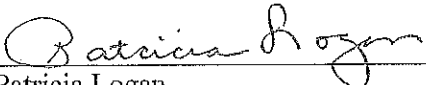
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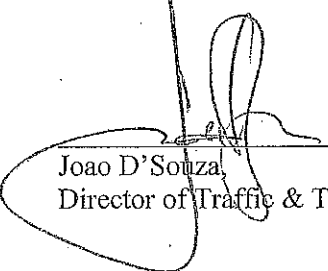
The proposed legislation prohibits the right turn on the red signal for vehicles traveling south and north on West Side Avenue turning west and east on to Belmont Avenue, all times.

Upon your review and signature please forward the legislation to Director Razzoli for his review and signature. It is anticipated that this Ordinance will be on the Agenda for the November 26, 2013 Municipal Council meeting.

If you have any questions, feel free to contact Patricia Logan @ extension 4492.

Thank you.


Patricia Logan,
Supervising Traffic Investigator


Joao D'Souza,
Director of Traffic & Transportation

C: Lee D. Klein, P.E., PTOE, Traffic Engineer
Stanley Huang, P.E., Municipal Engineer
Michael Razzoli, Director, DPW
Robert Kakoleski, Acting Business Administrator
Robert Byrne, City Clerk



STEVEN M. FULOP
MAYOR OF JERSEY CITY

CITY OF JERSEY CITY

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MICHAEL RAZZOLI
DIRECTOR

MEMORANDUM

DATE: October 30, 2013

TO: Robert Byrne, City Clerk
Councilman Ramchal, Ward B

FROM: Patricia Logan, Supervising Traffic Investigator
Division of Architecture, Engineering, Traffic and Transportation

SUBJECT: **PROPOSED ORDINANCE**
WEST SIDE AVENUE @ BELMONT AVENUE
NO RIGHT TURN ON RED SIGNAL, ALL TIMES

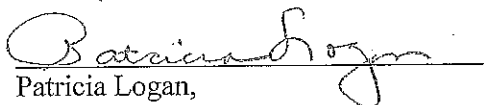
At the request of Demetrio A. Arencibia, P.E., P.P., Hudson County Engineer, attached is an Ordinance proposed by this Division, (for Municipal Council approval) supplementing Chapter 332(Vehicles and Traffic) of the Jersey City Code.

The proposed legislation prohibits the right turn on the red signal, all times, for vehicles traveling south and north on West Side Avenue turning west and east on to Belmont Avenue.

It is anticipated this Ordinance will be on the Agenda for the November 26, 2013 Municipal Council meeting.

If you have any questions, feel free to contact Patricia Logan @ extension 4492.

Thank you.


Patricia Logan,
Supervising Traffic Investigator


Joao D'Souza,
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Mary Spinello-Paretti, CEO, J.C.P.A.

Council President Lavarro, Jr.	Councilwoman Watterman	Councilman Rivera
Councilman Gajewski	Councilman Boggiano	Councilman Yun
Councilwoman Osborne	Councilwoman Coleman	



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 13.137

TITLE: AN ORDINANCE SUPPLEMENTING THE JERSEY CITY TRAFFIC CODE, CHAPTER 332 (VEHICLES AND TRAFFIC) ARTICLE IV(EMERGENCY NO PARKING) AMENDING SECTION 332-35(POSTING OF SIGNS) AMENDING THE TITLE TO INCLUDE DECLARED EMERGENCIES AND INCORPORATING BUT NOT LIMITING TO THE LIST OF STREETS IN SECTION 332-34 AS PART OF THIS SECTION AND ADDING SECTION C. AUTHORIZING THE CITY TO POST "EMERGENCY NO PARKING" SIGNS TWENTY-FOUR HOURS IN ADVANCE OF AN ANTICIPATED EMERGENCY AND AMENDING SECTION 332-36 (REMOVAL OF VEHICLES) TO INCLUDE A REFERENCE TO SECTION 319-17 (TOWERS AND TOWING) REFERENCING THE FEES FOR TOWING

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

1. Chapter 332(Vehicles and Traffic) Article IV(Emergency No Parking) of the Jersey City Code is hereby supplemented as follows:

Section 332-35 Declared Emergencies – Posting of Signs

A. Upon the declaration of an emergency, no vehicle shall be parked on either side or any part of the streets or highways referenced in Sec. 332-34. In addition, there shall be no parking upon streets or parts of streets where temporary emergency no-parking signs are displayed. The Chief of Police, or in his absence the ranking police officer, is authorized to declare an emergency and to direct the posting of said emergency no-parking signs in any location in instances when, including, but not limited to, weather conditions, accidents, fires or public celebrations dictate or require the avoidance of hazards or other conditions which interfere with the free flow of traffic.

B. No Change.

C. In the case of a deemed or anticipated emergency, or upon receipt of a weather advisory, "EMERGENCY NO PARKING" signs may be posted up to twenty-four (24) hours in advance.

Section 332-36 Removal of Vehicles.

Any unoccupied vehicle parked or standing in violation of this Article shall be deemed a nuisance and a menace to the safe and proper regulation of traffic, and any police or parking enforcement officer may provide for the removal of such vehicle. The owner shall pay the reasonable costs of the removal and storage which may result from such removal before regaining possession of the vehicle, pursuant to Sec.319-17 (Towers and Towing).

2. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

3. This ordinance shall be a part of the Jersey City Code as though codified and incorporated in the official copies of the Jersey City Code.

4. The City Clerk and the Corporation Counsel may change any chapter numbers, article numbers and section numbers if codification of this ordinance reveals a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All the new material to be inserted is underscored.

APPROVED AS TO LEGAL FORM

APPROVED: _____

Corporation Counsel

APPROVED: _____
Business Administrator

Certification Required ☐

Not Required ☐

City Clerk File No. Ord. 13.138

Agenda No. 3.H 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 13.138

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY
TITLE: ADOPTING AMENDMENTS TO THE LAND DEVELOPMENT ORDINANCE
SECTION 345-66 LANDSCAPING, FOR THE REQUIRED TYPES OF STREET TREES

WHEREAS, the Jersey City Environmental Commission was reorganized in 2011 under City Ordinance 11-002, amending Chapter 31 of the Jersey City Municipal Code, which created the Environmental Commission; and

WHEREAS, the Jersey City Environmental Commission has the power to study and make recommendations regarding environmental concerns which affect the enjoyment and health of the public. (N.J.S.A. 40:56a-6); and

WHEREAS, on July 27, 2011 Jersey City Environmental Commission voted to organize a Shade Tree Committee, which was organized with the purpose of addressing the shortage and maintenance of street trees; and

WHEREAS, the Shade Tree Committee held a special meeting with the Jersey City Environmental Commissioners, arborists, tree experts, community members, and Council Aide to discuss the existing list of recommended street trees in the Jersey City Land Development Ordinance; and

WHEREAS, the Shade Tree Committee decided the existing trees on the list should be removed based on their invasive nature or their inappropriateness for urban street planting, and replaced with trees that were selected based on their suitability for urban street plantings; and

WHEREAS, the Planning Board of Jersey City, at its meeting of October 29, 2013, did discuss and vote to recommend adoption of this amendment herein by the Municipal Council;

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the Land Development Ordinance, be and hereby is amended as per the attached document;

BE IT FURTHER ORDAINED THAT:

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein.
The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.
- E. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is hereby directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.

Robert D. Cotter, PP, FAICP, Director of Planning

APPROVED AS TO LEGAL FORM

APPROVED:

Corporation Counsel

APPROVED:

Business Administrator

Certification Required ☐

Not Required ☐

ORDINANCE FACT SHEET

1. **Full Title of Ordinance:**
Ordinance of the Municipal Council of the City of Jersey City adopting amendments to the Land Development Ordinance section 345-66 Landscaping, for the required types of street trees.
2. **Name and Title of Person Initiating the Ordinance:**
Tanya R. Marione-Stanton, Senior Planner, Division of City Planning
3. **Concise Description of the Program, Project or Plan Proposed in the Ordinance:**
The Shade Tree Committee of the Jersey City Environmental Commission has reviewed the existing required street trees within the Land Development Ordinance and determined that the recommended trees must be revised.
4. **Reasons (Need) for the Proposed Program, Project, etc.:**
The trees that were removed from the list were selected for removal based on their invasive nature, their status as host species for diseases or pests such as the Asian Longhorned Beetle or the Emerald Ash Borer, or their inappropriateness for urban street planting due to size, growth pattern, root pattern, or tendency for breakage. The trees that were added were selected based on their suitability for urban street plantings in terms of hardiness, aesthetic attractiveness, and individual species characteristics. The trees were classified according to their ideal locations, and when possible native species were added.
5. **Anticipated Benefits to the Community:**
Proper care and selection of shade trees reduces the impact of greenhouse gases, filters pollutants out of the air, reduces the urban heat island affect, reduces the amount of stormwater runoff into the sewer system, beautifies the streetscape, and increases property values.
6. **Cost of Proposed Project:**
NONE
7. **Date Proposed Program or Project will commence:** Immediately upon adoption
8. **Anticipated Completion Date:** Not Applicable (This is enabling legislation.)
9. **Person Responsible for Coordinating Proposed Program, Project, etc.:**
Robert D. Cotter, FAICP, PP, City Planning Director
10. **Additional Comments:**
NONE

I Certify that all the Facts Presented Herein are Accurate.


Division Director Signature

Nov 13, 2013
Date


Department Director Signature

11/14/13
Date

Amendment to Article V Section 345-66 of the Jersey City Land Development Ordinance
Prepared for the Planning Board meeting of October 29, 2013

Material indicated by strikethrough like ~~this~~ is existing material that is intended to be deleted.

Material indicated by bold italic *like this* is new material that is intended to be enacted

345-66. Landscaping.

A.

Zoning Standards.

1. No Change
2. No Change
3. No Change
4. No Change

B.

Design Standards.

1. No Change
2. No Change
3. No Change
4. No Change
5. No Change
6. No change
7. No Change
8. No Change
9. No Change
10. No Change
- 11.

Parking lots for more than six vehicles and all loading areas shall provide a screen planting of dense ***native and drought tolerant*** evergreens~~material mulched 2-4 inches during the~~ ***spring and summer***, not less than three feet high at planting along all street lines and along all property lines, and will maintain a four foot height along all property lines, except in those instances where a building intervenes and in sight triangles of driveways and sidewalk points. In lieu of screen plantings, a four foot high decorative brick wall or any combination of plantings and walls or decorative fences may be provided.

12.

Street trees shall be required for all development and shall be in accordance with the following schedule:

a-

Medium Trees (Thirty (30) to Forty (40) Feet)-

<i>Carpinus betulus</i>	European Hornbeam
<i>Carpinus caroliniana</i>	Upright European Hornbeam
<i>Cladrastis kentuckea</i>	Yellowwood
<i>Koelreuteria paniculata</i>	Golden Rain Tree
<i>Ostrya virginiana</i>	Hop Hornbeam
<i>Prunus yedoensis</i>	Yoshino Cherry
<i>Prunus sargentii</i>	Sargent Cherry
<i>Quercus acutissim</i>	Sawtooth Cherry

b-

Large Trees (Over Forty Five (45) Feet)-

<i>Acer rubrum</i>	Red Maple
<i>Acer saccharum</i>	Green Mountain Sugar Maple
<i>Celtis laevigata</i>	Sugar Hackberry
<i>Celtis occidentalis</i>	Hackberry
<i>Corylus columa</i>	Turkish Filbert
<i>Eucornia ulmoides</i>	Hardy Rubber Tree
<i>Fraxinus americana</i>	Green Ash
<i>Fraxinus pennsylvanica</i>	Patmore Ash
<i>Fraxinus pennsylvanica</i>	Summit Ash
<i>Ginkgo biloba</i>	Maidenhair Tree
Norway Maple	<i>Acer platanoides</i>
Red Spire Pear	<i>Pyrus ealyana</i>
Sycamore	<i>Platanus acerfoha</i>
<i>Sophora japonica</i>	Japanese Scholar
<i>Tilia cordata</i>	Little Leaf Linden
<i>Tilia euchlora</i>	Crimean Linden
<i>Tilia tomentosa</i>	Silver Linden
<i>Ulmus parvifolia</i>	Lacebark Elm
<i>Zelkova serrata</i>	Zelkova

c-

Narrow Streets-

<i>Acer rubrum columnare</i>	Armstrong Red Maple
<i>Carpinus betulus</i>	Pyramidal European Hornbeam

<i>Ginkgo biloba</i>	Maidenhair Tree
<i>Ginkgo biloba</i>	Princeton Sentry Ginkgo
<i>Ginkgo biloba</i>	Magyar Upright Ginkgo
<i>Malus baccata</i>	Columnar Siberian Crabapple
<i>Prunus sargentii</i>	Columnar Sargent Cherry
<i>Quercus robur fastigiata</i>	Pyramidal English Oak
<i>Sorbus aucuparia</i>	Upright Mountain Ash

12.

a. Small Trees

Latin Name	Common Name	Recommended on Narrow Streets	Recommended under Power Lines	Preferred Site	Maintenance Required	Notes
<i>Cercis canadensis</i>	Eastern Redbud		YES		Pruning	
<i>Prunus sargentii</i>	Sargent Cherry	YES	YES			
<i>Syringa reticulata</i>	Tree lilac	YES	YES		Pruning	

b. Medium Trees

Latin Name	Common Name	Recommended on Narrow Streets	Recommended under Power Lines	Preferred Site	Maintenance Required	Notes
<i>Amelanchier</i>	Serviceberry	YES	YES	Dry		
<i>Carpinus betulus</i>	European Hornbeam		YES			
<i>Carpinus caroliniana</i>	Upright European Hornbeam		YES		Prune when young	
<i>Cercis chinensis</i>	Chinese Redbud	YES	YES		Pruning	
<i>Cladrastis kentuckea</i>	Yellowwood		YES			
<i>Ginkgo biloba</i>	Maidenhair Tree	YES	YES			
<i>Gleditsia triacanthos</i>	Honey Locust					

<i>Gymnocladus dioicus</i>	<i>Kentucky Coffeetree</i>					
<i>Malus</i>	<i>Crabapple</i>	YES	YES			
<i>Ostrya virginiana</i>	<i>Hop Hornbeam</i>	YES	YES			<i>Prefers shade</i>
<i>Prunus serrulata</i>	<i>Kwanzan Cherry</i>		YES		<i>Pruning</i>	
<i>Prunus yedoensis</i>	<i>Yoshino Cherry</i>	YES	YES			
<i>Quercus acutissim</i>	<i>Sawtooth Oak</i>	YES	YES			

c. Large Trees

Latin Name	Common Name	Recommended on Narrow Streets	Recommended under Power Lines	Preferred Site	Maintenance Required	Notes
<i>Celtis laevigata</i>	<i>Sugar Hackberry</i>					
<i>Celtis occidentalis</i>	<i>Hackberry</i>					
<i>Corylus columa</i>	<i>Turkish Filbert</i>					
<i>Eucornia ulmoides</i>	<i>Hardy Rubber Tree</i>					
<i>Ginkgo biloba</i>	<i>Maidenhair Tree</i>					
<i>Ilex opaca</i>	<i>American Holly</i>		YES	<i>Wet/Dry</i>		
<i>Liquidambar styraciflua</i> 'Cherokee,' 'Worplesdon'	<i>Sweet Gum (Fruitless)</i>			<i>Wet/Dry</i>		
<i>Nyssa sylvatica</i>	<i>Black Gum</i>			<i>Wet</i>	<i>Wet sites</i>	
<i>Quercus bicolor</i>	<i>Swamp White Oak</i>			<i>Wet</i>		
<i>Quercus coccinea</i>	<i>Scarlet Oak</i>		YES	<i>Dry</i>		
<i>Quercus imbricaria</i>	<i>Shingle Oak</i>					

<i>Quercus phellos</i>	<i>Willow Oak</i>					
<i>Quercus prinus</i>	<i>Chestnut Oak</i>			<i>Dry</i>		
<i>Quercus robur</i>	<i>English Oak</i>					
<i>Quercus robur</i> <i>'Fastigiata'</i>	<i>Fastigiata Oak</i>					
<i>Quercus rubra</i>	<i>Northern Red Oak</i>			<i>Wet/Dry</i>		
<i>Quercus velutina</i>	<i>Black Oak</i>			<i>Wet/Dry</i>		
<i>Sophora japonica</i>	<i>Japanese Scholar</i>					
<i>Tilia Americana</i>	<i>American Linden</i>		YES			
<i>Tilia cordata</i>	<i>Little Leaf Linden</i>					
<i>Tilia euchtora</i>	<i>Crimean Linden</i>					
<i>Tilia tomentosa</i>	<i>Silver Linden</i>					
<i>Zelkova serrata</i>	<i>Zelkova</i>					

- 13. No Change
- 14. No Change
- 15. No Change

SUMMARY SHEET

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE LAND DEVELOPMENT ORDINANCE SECTION 345-66 LANDSCAPING, FOR THE REQUIRED TYPES OF STREET TREES

The trees that were removed from the list were selected for removal based on their invasive nature, their status as host species for diseases or pests such as the Asian Longhorned Beetle or the Emerald Ash Borer, or their inappropriateness for urban street planting due to size, growth pattern, root pattern, or tendency for breakage. The trees that were added were selected based on their suitability for urban street plantings in terms of hardiness, aesthetic attractiveness, and individual species characteristics. The trees were classified according to their ideal locations, and when possible native species were added.

ORDINANCE OF JERSEY CITY, N.J.



COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 13.139

TITLE:

**ORDINANCE AUTHORIZING AN AMENDMENT TO A LEASE
AGREEMENT WITH RAND PARKING, INC. FOR PARKING SPACES
LOCATED AT TWO JOURNAL SQUARE PLAZA**

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

WHEREAS, the City of Jersey City ("City") Police Department moved its headquarters from 8 Erie Street to offices at One Journal Square Plaza in July, 2012; and

WHEREAS, Ordinance 13-025 adopted on February 27, 2013 authorized a lease agreement for twenty-eight (28) months effective as of September 1, 2012 and ending on December 31, 2014 for the use of twenty (20) unreserved parking spaces at a parking facility operated by Rand Parking Inc. ("Rand") behind the building known as Two Journal Square Plaza; and

WHEREAS, Rand operates the parking facility under a lease agreement with the owner of Two Journal Square Plaza; and

WHEREAS, because Rand's lease agreement with the property owner expires on July 31, 2014, it is necessary to amend the City's lease with Rand to change the lease expiration date from December 31, 2014 to July 31, 2014.

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

1. The City's lease agreement with Rand Parking, Inc. for twenty (20) unreserved parking spaces at a parking facility located at Two Journal Square Plaza is amended to indicate a lease term that will expire on July 31, 2014 instead of December 31, 2014.
2. The Mayor or Business Administrator is authorized to execute the attached lease agreement with Rand Parking, Inc.
- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and fully set forth therein. The City shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.

- C. This ordinance shall take effect in the manner as prescribed by law.
- D. The City Clerk and the Corporation Counsel by and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE:

All new material is underlined; words in [brackets] are omitted. For purposes of advertising only, new matter is indicated by **boldface** and repealed matter by *italic*.

RR/kn
11/19/13

APPROVED AS TO LEGAL FORM

APPROVED: _____

Corporation Counsel

APPROVED: _____
Business Administrator

Certification Required ☐

Not Required ☐

AGREEMENT BETWEEN RAND PARKING, INC., A NEW JERSEY CORPORATION HAVING AN OFFICE LOCATED AT 87 CENTRAL AVENUE, EAST BRUNSWICK, NEW JERSEY 08816 AND THE CITY OF JERSEY CITY, A MUNICIPAL CORPORATION OF THE STATE OF NEW JERSEY HAVING AN OFFICE AT 280 GROVE STREET, JERSEY CITY, NEW JERSEY 07302 (CITY)

WHEREAS, Rand Parking, Inc. (Rand) operates a street level parking business on property that it leases from the property owner behind the building commonly known as Journal Square Plaza 2 on Kennedy Boulevard in the City of Jersey City, New Jersey (Premises); and

WHEREAS, Rand's lease with the property owner expires on July 31, 2014; and

WHEREAS, the City of Jersey City (City) is desirous of entering into an Agreement with Rand for a period of twenty-three (23) months effective as of September 1, 2012 and ending on July 31, 2014 for monthly parking as hereinafter provided; and

WHEREAS, Rand is willing to enter into this Agreement with the City.

NOW, THEREFORE, in consideration of the promises and conditions herein contained, the parties agree as follows:

1. Rand shall provide the City with twenty (20) unreserved parking spaces at its facility Located behind the building commonly known as Journal Square Plaza 2 on Kennedy Boulevard for a period of twenty-three (23) months effective as of September 1, 2012 and ending on July 31, 2014.
2. The City shall pay to Rand the sum of \$149.50 per parking space per month, without taxes thereon for a total monthly payment of \$2,990.00 for each and every month thereafter effective as of September 1, 2012 and ending on July 31, 2014.
3. Payment shall be due on or before the 1st day of each month during the term, in advance.
4. The City shall be responsible for obtaining the tax exemption as provided herein. In the event that the City is unable to obtain the same, the City shall pay all applicable taxes in addition to the amount set forth herein.
5. This Agreement shall be subject to the rules and regulations of Rand as posted on the Premises.

6. This Agreement is not assignable by the City.
7. During the term of this Agreement, Rand and the City shall each have the right to terminate this Agreement without cause by providing sixty (60) days' notice prior to the effective date of termination.
8. Rand shall continue to maintain its existing underlying and excess insurance coverage as set forth on the declaration page of Policy _____ issued by _____, a copy of which is annexed hereto.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement on the dates set forth above.

RAND PARKING, INC.

ATTEST:

President

CITY OF JERSEY CITY

ATTEST:

ROBERT KAKOLESKI
ACTING BUSINESS ADMINISTRATOR

City Clerk File No. Ord. 13.140

Agenda No. 3.J 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 13.140

TITLE:

ORDINANCE AMENDING CHAPTER 175 (FOOD HANDLING ESTABLISHMENTS) ARTICLE II (ITINERANT EATING AND DRINKING ESTABLISHMENTS) SECTION 8 (ITINERANT ESTABLISHMENTS) AND CHAPTER 160 (FEES AND CHARGES) OF THE JERSEY CITY MUNICIPAL CODE.

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

A. The following amendments to Chapter 175 (Food Handling Establishments), Article II (Itinerant Eating and Drinking Establishments) of the Jersey City Code are hereby adopted:

ARTICLE II MOBILE FOOD VENDORS

§ 175-8 Mobile Food Vendors; ~~categories of mobile food vendors.~~ [Amended 5-10-2006 by Ord. No. 06-064]

- A. ~~Itinerant eating and drinking establishments are mobile trucks, vans, pushcarts or other vehicles where food is prepared on the vehicle. The term "mobile food vendor" or "mobile food vendor establishment" shall include itinerant eating and drinking establishments.~~
- B. ~~The term "itinerant catering establishments" shall mean any establishment which prepares food and drink at one licensed and approved location to be transported by motorized vehicle to another location where the food and drink is sold from such motorized vehicle. The term "mobile food vendor" or "mobile food vendor establishment" shall include itinerant catering establishments.~~

A mobile food vendor is anyone who sells food or beverages from a vehicle such as a truck, van or pushcart, whether such food or beverages are prepared on site or prepared elsewhere and transported to the site of the sale.

§ 175-9 License required; renewal; ~~number of licenses limited;~~ restrictions. [Amended 3-28-2013 by Ord. No. 13-037]

- A. ~~No person shall conduct, operate or maintain a mobile food vendor establishment without first obtaining a license to do so issued by the Division of Health upon payment of the sum as provided in Chapter 160, Fees and Charges for an itinerant eating and drinking establishment or an~~

itinerant catering establishment, per year or fraction of a year. Such license shall expire on April 30 next after issuance, unless sooner suspended or revoked. Renewals of any license shall not be issued after July 31 of the renewal year. Any licenses not renewed after July 31 of the renewal year shall not be renewed thereafter nor shall any new license be issued in place of that particular license, and the license shall be retired. Any licensee who fails to renew a license by April 30 shall not be permitted to operate until said license is renewed within the grace period as set forth herein.

A. It shall be unlawful for any person to engage in the business of a mobile food vendor without first obtaining a license to do so issued by the Division of Health and after paying the license fee as provided in Chapter 160, Fees and Charges. Such license shall be valid for one year unless suspended or revoked.

B. The Health Officer is authorized to renew the license of a deceased licensee in the name of the deceased licensee's surviving spouse provided that on the date application for renewal is made to the Division of Health, the Division of Health has not as yet issued the licenses to an available applicant on the top of the waiting list as set forth in Subsection C herein.

C. The number of licenses which may be issued to mobile food vendors shall not exceed 237 licenses. In the event that a license is revoked or if it is not renewed after July 31 of the renewal year then any such license may be issued to an applicant for such license on a first-come first-served basis. The Director of the Division of Health shall maintain a waiting list for such revoked or unrenewed licenses and shall notify the person at the top of the list that such a license is available.

D.B.

Each mobile food vendor licensee shall display the license and affix the same to the outside of the pushcart, vehicle or mobile establishment.

Mobile food vendors shall affix to the vehicle or pushcart a copy of the license issued by the Division of Health, the certificate of registration issued by the New Jersey Division of Taxation, and shall have displayed prominently on or adjacent to the doors of the vehicle, a placard or lettering with the name and address of the owner, lessee and/or lessor of the vehicle. Said information shall be in letters and numbers no less than three inches in height in accordance with N.J.S.A. 39:4-46.

E. No person shall hold more than one license nor have any interest directly or indirectly in any other license.

D. C. Mobile food vendor licenses are not transferable.

§175-9.1 Application Process

A. All applicants or licensees attempting to apply for or renew a license must complete an application/reapplication form prescribed by the Division of Health, pay the license fee prescribed in § 160 et seq., and provide proof of the following:

1. Certificate of registration issued by the N.J. Division of Taxation;
2. Proof of ownership or rental of an approved vehicle or pushcart;

3. Proof of general liability insurance providing a minimum of \$1,000,000 coverage for non-motorized mobile food vendor vehicles;
4. Proof of motor vehicle insurance as per N.J.S.A. § 39:6B-1 if the mobile food vendor operates from a motor vehicle in addition to proof of general liability insurance providing a minimum of \$1,000,000 coverage;
5. A type 2 propane permit from the Jersey City Fire Department, if the vehicle or pushcart is carrying more than five (5) lbs. of propane;
6. A satisfactory inspection report issued no more than thirty (30) days prior to a license being issued or renewed.

§175-9.2. Education/Training Requirement/Pre-Operation Inspection.

All approved applicants shall attend a Food Handlers' course directed by the Jersey City Division of Health or provide proof of having attended a similarly approved course and arrange for an inspection of their vehicle prior to commencing business. All mobile food vendors must attend a Food Handlers' course every five years.

§175-9.3. Operation Requirements for Mobile Food Vendors.

- A. Mobile food vendors shall provide trash and recycling receptacles within 10 feet of their site and shall collect all trash and debris within 25 feet before leaving their site. Collected trash must not be deposited in public trash receptacles.
- B. No mobile food vendors shall occupy the street and the sidewalk at the same time, i.e. park a motorized vehicle in the street and dispense food from the sidewalk or set up a pushcart on the sidewalk and dispense food in the street.
- C. New or replacement mobile food vendor trucks, vans or other vehicles shall be inspected before operating. No changes shall be made to approved mobile food vendor trucks, vans, pushcarts or vehicles without re-inspection by the Division of Health.
- D. No mobile food vendor shall serve food or drink to a motorist or occupants of a vehicle blocking the passage of traffic.
- E. No mobile food vendors shall occupy street space blocking the passage of traffic.
- F. Mobile food vendors vehicle and pushcarts shall be self-contained; no coolers to be placed on streets or sidewalks.
- G. No mobile food vendor shall provide in-truck dining services or sidewalk tables and chairs.
- H. Grills, generators, or other items related to the mobile food vending operation shall be physically attached to the vehicle or pushcart.
- I. All motorized vehicles must abide by all existing traffic and parking regulations.

§175-10. License Transfer Procedure.

- A. ~~No licenses may be transferred from person to person unless said license is in good standing. The transfer procedure shall be as follows:~~
- (1) ~~An application by the licensee to transfer the license to another person shall be submitted to the Director of the Division of Health. Said application shall set forth the name of the licensee, the number of the license, the name of the transferee and a consent signed by the licensee to the transfer.~~
 - (2) ~~The transferee shall submit an application to said Director requesting a transfer of said license to him. Said application shall contain all the requirements for the issuance of an original license and shall contain a consent in writing of the transferor of the license.~~
- B. ~~Whenever any licensee shall apply for a person-to-person transfer of his or her license, said license shall not be available to anyone on the waiting list unless the licensee consents to the transfer of said license to some person who happens to be on the waiting list. No other person on that waiting list shall have any claim to any such license to be transferred.~~
- C. ~~The Health Officer is authorized to renew the license of a deceased licensee in the name of the deceased licensee's surviving spouse, provided that on the date application for renewal is made to the Division of Health, the Division of Health has not as yet issued the license to an available applicant on the top of the waiting list as set forth in § 175-9C.~~

§ 175-11. § 175-10. Use of streets by mobile food vendors; physically handicapped persons [amended 5-10-2006 by Ord. No. 06-064]

A. ~~No person conducting, operating or maintaining an itinerant eating or drinking establishment shall be permitted to sell food or drink within the area designated as The Journal Square Special Improvement District, which area is more particularly described by block and lot numbers and street addresses as set forth in Schedule A to Chapter 69 of this Code on file in the Office of the Jersey City Clerk. No person conducting, operating or maintaining mobile food vendor, shall be permitted to sell food or drink within three hundred (300) feet of any licensed eating and drinking establishment, nor shall he or she be permitted to remain in any location for a period exceeding one hundred twenty (120) minutes during a four-hour period. The provisions of this section shall be enforced by the Police Department and the Division of Health.~~

B. ~~Physically handicapped persons.~~

- (1) ~~The exemption to the forty (40) minutes regulation shall not apply to physically handicapped persons who have been issued a specific vehicle identification card by the Division of Health. The exemption to the one hundred twenty-minute regulation shall not apply to any person operating an establishment on behalf of the handicapped person. Said exemption to the one hundred twenty-minute regulation shall only apply to one vehicle or establishment operated by the handicapped person personally. The handicapped person shall not have an exemption for any more than one vehicle or establishment. In the event that the handicapped person is not personally operating that vehicle or establishment then the exemption to the~~

~~one hundred twenty minute regulation shall not apply to that vehicle or establishment.~~

(2) ~~Certification is required by a physically handicapped person in order to qualify for the exemption to the one hundred twenty minute regulation which shall contain the precise nature of the disability and shall not be in general terms. It shall also contain a prognosis by the doctor as to the length of time that such disability will exist. A new doctor's certification obtained pursuant to a current or recent examination shall be presented annually with the application for any renewal of a license to a physically handicapped person.~~

(3) ~~"Physical handicap" means a physical impairment which confines a person to a wheelchair; causes a person to walk with difficulty or insecurity; affects the sight or hearing to the extent that a person functioning in public areas is insecure or exposed to danger; causes faulty coordination; or reduces mobility, flexibility, coordination and perceptiveness. "Physical handicap" shall include coronary conditions. Any such physically handicapped person shall submit a certificate from a physician certifying that said handicap does exist.~~

C. ~~The provisions of the one hundred twenty minute regulation in this section shall be enforced by the Police Department and the Division of Health.~~

D. ~~No itinerant eating and drinking establishment shall operate upon private property. No owner or person in control of or in possession of private property shall permit any itinerant eating and drinking establishment to be operated upon said property.~~

~~E.A.~~ ~~No itinerant catering establishment~~ mobile food vendors shall operate in any area where parking of motor vehicles is prohibited, restricted or regulated. Such areas shall include, but not be limited to, sidewalks, bus stops, taxi stands, fire hydrants, parking metered areas, loading zones, areas where parking is prohibited, such as from the corner of an intersection as indicated by curb markings, areas reserved for physically handicapped motor vehicle operators, crosswalks, driveways and any other areas so restricted, prohibited or regulated for the parking of motor vehicles.

B. No mobile food vendor vehicles shall not exceed 37 feet long by 8 feet wide.

§175-14. §175-11. Violations and penalties.

A. Anyone violating any of the provisions of this Article shall be punishable as provided in Chapter 1, General Provisions, § 1-25. In the event that an offense is a continuing one, then each day such offense continues shall be deemed a separate and distinct offense and shall be punishable as such as provided herein. Where the offense is a continual one, only one summons and complaint need be issued, provided that there is stated on such documents the charge that each day the violation continues shall be a separate and distinct offense.

B. In addition to the penalties set forth herein, any person operating a mobile food vendor who violates any provisions of this Article, or the applicable provisions of Chapter 24 of the State Sanitary Code, the vehicle, cart or establishment which is being operated as such shall be impounded by either the police or the Division of Health as the case may be. In the event that any such establishment is impounded, the vehicle, cart or establishment may be redeemed by the person upon payment of

the cost of impounding and the storage charges established by the Department of Police. Said storage charge and cost of impounding shall be the same as are established for the impounding of motor vehicles.

~~§175-15~~ §175-12. License revocation or suspension.

- A. The license of a person who violates any provision of this Article or has been found to be violation of this Article or the applicable provisions of Chapter 24 of the State Sanitary Code, may be revoked or suspended after hearing upon 10 days' notice served upon the licensee. Said notice shall contain the specific provision of this Article or of the State Sanitary Code which has been violated and the specifications which shall constitute the violation. ~~The Director of the Division of Health, the Director of the Division of Personnel, or their designees,~~ The Health Officer and Chief Registered Environmental Health Specialist shall conduct the hearings upon any offenses. Licenses may be revoked or suspended for any violation of the Article, or of the State Sanitary Code, or for any repeated violations thereof. Any licensee of a mobile food vendor whose license has been revoked shall not be qualified to receive a new license or have said license restored to said person.
- B. Any licensee who is charged with a violation shall have the right to be represented by an attorney and said facts shall be stated on the notice served upon him.
- C. Any licensee whose license has been revoked or suspended shall have a right to appeal such revocation or suspension to a court of competent jurisdiction in accordance with the rules of the Courts of the State of New Jersey.
- B. **The following amendments to Chapter 160 (Fees and Charges) of the Jersey City Municipal Code are adopted:**

Fees and Charges

§160-1. Fee Schedule Established.

- A. Through O. No Change.

REPEALED 160-1 (P)

- P. Chapter 175, Food-Handling Establishments.

A. through P(1)(c) No Change

- (2) ~~Article II, Itinerant Eating and Drinking~~ Mobile Food Vendor Establishments.

- (a) ~~The Annual~~ license fee for ~~itinerant eating and drinking~~ establishments mobile food vendor establishments in 2014 is ~~\$250~~ \$500.
- (b) The License fee for ~~itinerant catering establishments~~ mobile food vendor establishments beginning January 1, 2015 is ~~\$100~~ \$600.

- P. (3) Article III through UU -No Change.

- D. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

- E. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- F. This Ordinance shall take effect at the time and in the manner as provided by law.
- G. The City Clerk and the Corporation Counsel may change any chapter numbers, article numbers and section numbers if codification of the ordinance reveals a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

Note: All new material is underlined; words in [brackets] are omitted.
For purposes of advertising only, new matter is **boldface** and repealed by *italics*.

APPROVED AS TO LEGAL FORM

APPROVED: _____

Corporation Counsel

APPROVED: 7 _____
Business Administrator

Certification Required ☐

Not Required ☐

City Clerk File No. Ord. 13.141

Agenda No. 3.K 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 13.141

**TITLE: ORDINANCE AMENDING CHAPTER 3 (ADMINISTRATION OF GOVERNMENT)
ARTICLE XI (DEPARTMENT OF POLICE) SECTION 85.1 (OFF-DUTY ASSIGNMENTS)
OF THE JERSEY CITY MUNICIPAL CODE.**

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

WHEREAS, the numerous construction projects, street repairs, and utility upgrades throughout the City provide abundant opportunities for Jersey City Police Officers and Crossing Guards to obtain off-duty work, and

WHEREAS, Jersey City currently has several Police Officers engaged in the assignment and coordination of this off-duty work throughout the City, and

WHEREAS, the manner in which this off-duty work is assigned and coordinated must be accomplished in a way that ensures the efficient use of resources and minimizes any negative impact on Jersey City residents and businesses, and

WHEREAS, the residents of Jersey City expect and demand that whenever possible, priority is given to assigning uniformed Police Officers to street patrols instead of jobs capable of being assigned to civilian employees, and

WHEREAS, the residents and businesses of Jersey City have raised substantial issues with the current manner in which this off-duty work is assigned and coordinated, and

WHEREAS, civilian employees are suitable to administer the assignment and coordination of police off-duty work throughout the City,

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF JERSEY CITY THAT:

A. The following amendments to Chapter 3 (Administration of Government), Article XI (Department of Government) Section 85.1 (Off-Duty Assignments) of the Jersey City Code are hereby adopted:

§ 3-85.1 Off-duty employment.

A. Definitions.

As used in this ordinance, the following terms shall have the following meanings unless the context clearly indicates otherwise:

- (1) "Alcohol Beverage Control premises" means one which is licensed by the Alcohol Beverage Control Board.
- (2) "~~Chief of Police~~" "Director of Public Safety" means the ~~Chief of Police~~ Director of Public Safety or his or her designee.

- (3) "City Owned Facility" means any property owned by the City of Jersey City rented by individuals or entities for the purpose of a privately held function.
- (4) "Large Commercial Establishment" means a commercial establishment such as a store, bank or financial institution of 4,000 square feet or more or one which is part of a franchise, chain or multi-store complex.
- (5) "Construction Sites":
 - (a) "City Projects" means any construction project performed by a vendor pursuant to a contract with the City of Jersey City for a public project in City-owned or leased buildings or on City-owned or leased properties.
 - (b) "Private Contractor Projects" means:
 - (i) Any construction project other than a City Project as defined above; and
 - (ii) Construction projects for an owner occupied class 2 residential property (1—4 units).
- (6) "Employer" or "prospective employer" means a prospective employer of off-duty officers.
- (7) "Event requiring major or unusual crowd control" means:
 - (a) An event where 5,000 people or more expected to attend, such as an athletic event;
 - (b) Any event where alcohol will be served (~~except for the Bethune Center~~); and
 - (c) Any event which in the opinion of the Police Department Director of Public Safety will produce an unusual amount of vehicular or pedestrian traffic.
- (8) "Film Production Sites" include, but are not limited to, movie sets, television productions, and photography.
- (9) "Holidays" are defined only as New Years Eve, New Years Day, Good Friday, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, the day following Thanksgiving Day, Christmas Eve and Christmas Day, and only those dates officially observed.
- (10) "Person" means any individual, corporation, partnership or organization unless the context clearly indicates otherwise.
- (11) "Superior Officer" means Sergeant, Lieutenant, or Captain.
- (12) "Tax Exempt Organization" means a non-profit organization as defined by state or federal law.
- (13) "Crossing Guards" means City personnel who regulate and direct the movement of pedestrians through traffic.

- (14) "Off Duty Personnel" shall mean Police Officers and, Guards if applicable, Crossing Guards.
- (15) "Office of Off-Duty Employment" means the office responsible for coordinating off-duty assignments and billing for off-duty work.
- (16) "Off-Duty Employment Intake Manager" means the civilian employee of the Public Safety Department who manages Off Duty Personnel requests and coordinates the number of Off Duty Personnel assigned to each work site. The Off-Duty Employment Intake Manager reports to the Director of Public Safety.
- (17) "Off-Duty Billing Coordinator" means the civilian employee of the Public Safety Department who administers the Off-Duty Trust Account. The Off-Duty Billing Coordinator reports to the Off-Duty Employment Intake Manager and submits a report on the Off-Duty Trust Account to the Director of Public Safety and the Fiscal Officer every ninety (90) Days.

B. Purpose.

For the convenience of those persons ~~which who~~ utilize the services of ~~off-duty law enforcement officers~~ Off Duty Personnel of the Jersey City Police Department, and to authorize the outside employment of ~~Police~~ Police Officers and Crossing Guards while off-duty, the City of Jersey City hereby establishes a policy ~~this policy, regarding the use of off-duty officers in compliance with Attorney General Formal Opinion 1997 No. 23.~~ With regard to Police Officers only, this policy complies with Attorney General Formal Opinion 1977-No. 23. In limited situations requiring only traffic management, Crossing Guards may be substituted for Police Officers at the discretion of the Off-Duty Employment Intake Manager.

- (1) ~~Police Officers; Off Duty Personnel,~~ at their option, shall be permitted to accept police-related employment from private employers, who are separate and independent from the City of Jersey City, only during off-duty hours and at such time as will not interfere with the efficient performance of regularly scheduled or emergency duty of the City; provided, however, that no ~~officer~~ Off Duty Personnel may work within a premises licensed by the Alcohol Beverage Board, including, but not limited to, bars, taverns, nightclubs that serve alcoholic beverages, liquor stores, or restaurants with liquor licenses. ~~Officers Off Duty Personnel~~ are not permitted on the "licensed premises" itself, which is the area licensed for alcohol consumption, retail sale or storage; provided further that no ~~officer~~ Off Duty Personnel may accept off-duty employment under this ordinance by any governmental agency of the City of Jersey City other than the Jersey City Housing Authority.
- (2) Prospective employers of ~~off-duty police~~ Off Duty Personnel shall: 1) obtain the prior written approval of the ~~Chief of Police~~ Off-Duty Employment Intake Manager, which approval shall be granted if, in the opinion of the ~~Chief of Police~~ Off-Duty Employment Intake Manager, in consultation with the Director of Public Safety, such employment is necessary and would not be inconsistent with the efficient functioning and good reputation of the Police Department and would not unreasonably endanger or threaten the safety of the ~~officer or officers~~ Off Duty Personnel who are to perform the work.
- (3) Upon approval by the ~~Chief of Police~~ Off-Duty Employment Intake Manager, the amount estimated to pay for the off-duty employment shall be deposited in the trust account established under subsection C.

- (4) No ~~officer~~ Off Duty Personnel shall be paid directly by any employer for requested services, nor provide services for more hours than specified in the request for services.
- (5) The Director of Public Safety is empowered to promulgate regulations and policies to effectuate this Ordinance.

C. Trust account established.

- (1) To assure the timely payment of wages to ~~police officers~~ Off Duty Personnel who perform off-duty ~~servicework~~, and to meet the requirements of the Fair Labor Standards Act, the City of Jersey City has established a trust account known as the "Off-Duty Employment Trust Account." This trust account is dedicated for the receipt of fees collected for the payment for off-duty employment. The "Off-Duty Employment Trust Account" shall be administered by the ~~Off-Duty Billing Coordinator Fiscal Bureau of the Jersey City Police Department which~~ who shall make a written report to the ~~Chief of Police~~ Director of Public Safety and the Fiscal Officer every ninety (90) Days regarding said account. Payments to ~~police officers~~ Off Duty Personnel shall be on a bi-weekly basis with all appropriate deductions. All payments must be remitted directly to the City of Jersey City for said account. Deposits shall be in the form of certified check, bank check, money order or business check, at the discretion of the Fiscal Officer.
- (2) Hour Estimate:
 - (a) Hours Known: A prospective employer of ~~off-duty police officer~~ Off Duty Personnel shall estimate the number of hours and days required. The estimate shall be approved in writing by the ~~Chief of Police~~ Off-Duty Employment Intake Manager and an amount sufficient to cover the rates of compensation and administrative fees set forth in Subsection D for the total estimated hours of service shall be deposited into the Trust Account.
 - (b) Hours Unknown or In Excess of Ten (10) Days: In any instance where the number of hours cannot be reasonably estimated or is anticipated to be in excess of ten (10) days, a prospective employer shall deposit an amount sufficient to cover the rate of compensation and administrative fees set forth in Subsection D for the equivalent of ten (10) days prior to the commencement of any services. Any unused portion of the deposit shall be returned or credited against the final amount owed.
- (3) Before posting any request for services of ~~off-duty police officers~~, Off Duty Personnel, the ~~Chief of Police~~ Off-Duty Employment Intake Manager shall verify that the balance in the trust account of the prospective employer is sufficient to cover the compensation and fees for the number of hours specified in the request. The ~~Chief of Police~~ Off-Duty Employment Intake Manager shall not post a request for services unless all fees and compensation required in the manner described above have been deposited in the trust account.
- (4) Depletion of Funds in a Trust Account for any Individual Person or Entity: In the event the funds in any individual or entity's trust account should become depleted, services of ~~off-duty law enforcement officers~~ Off Duty Personnel shall cease, and requests for further or future services shall not be posted until

additional funds have been deposited in the trust account in the manner prescribed above. In the event of an unforeseen emergency situation that would require an officer Off Duty Personnel to remain beyond the time for which funds have been posted, the Chief of Police Off-Duty Employment Intake Manager may waive the requirement for posting additional funds after the first ten (10) hours for any employer exhibiting a previous satisfactory payment history. However, payment for the additional hours shall be made within forty-eight (48) hours.

- (5) A prospective employer shall be responsible for ensuring that sufficient funds remain in the trust account in order to avoid any interruption of services. In the event of a project which requires services over an extended period the Off-Duty Billing Coordinator Fiscal Officer may require advance payment equal to twenty-five percent (25%) of the projected extended time period with additional twenty-five percent (25%) advances as a project continues.
- (6) Exemption. Public utility companies under the jurisdiction of, and regulated by, the New Jersey Board of Public Utilities and the Jersey City Housing Authority are exempt from the provisions set forth in this section requiring advance payment to the trust account; providing, however, that there are no amounts previously due that are outstanding for a period in excess of fifteen (15) days. Any such delinquent balances shall require advance payment of the amount outstanding prior to any officer engaging in any further off-duty assignments.

D. Requests for services.

- (1) Requests for the services of ~~off-duty law enforcement officers~~ Off Duty Personnel for a period of one week or longer shall be forwarded to the Chief of Police Off-Duty Employment Intake Manager for posting at least ten (10) days before such services are required. The Off-Duty Employment Intake Manager will compile a list of available Police Officers and or Crossing Guards to perform the requested services.
- (2) Requests for the services of ~~off-duty law enforcement officers~~ Off Duty Personnel for a period of less than one week shall be forwarded to the Chief of Police Off-Duty Employment Intake Manager for posting as soon as practicable, but in no event less than twenty-four (24) hours before such services are required, except in emergency situations.
- (3) In emergency situations, requests for services shall be made, as necessary, to the Chief of Police Off-Duty Employment Intake Manager who shall make every effort to accommodate such request in a reasonable manner in his or her discretion. If the emergency is imminent, the Director of Public Safety shall also have the ability to deploy Off Duty Personnel on an emergent basis. Any police officers, Off Duty Personnel, when so employed by private employers shall be compensated at the rates set forth in Section D, hereafter. All payments in emergency situations shall be made within forty-eight (48) hours. Completed claim forms are to be provided to the officer Police Officer or Crossing Guard at the time the services are rendered and the officer Police Officer or Crossing Guard shall deliver same to the ~~appropriate precinct~~ Off-Duty Employment Intake Manager.
- (4) In the event an Off-Duty assignment is not picked, posting must be forwarded to all districts in order to secure an officer for the assignment. If the post is not filled within twenty-four (24) hours prior to the scheduled event, the building

supervisor may contact any officer directly to fill the off-duty assignment. Police Officer or Crossing Guard is unavailable to perform an assignment, the Off-Duty Employment Intake Manager will notify the next available Police Officer(s) or Crossing Guard(s) on the off-duty assignment list of the availability of the assignment until the assignment is filled.

- (5) One off-duty Superior Officer must be assigned for every 12 Off Duty Police Officers deployed. An off-duty Superior Officer's command is not limited to any one specific project. The supervisor will be responsible for all Off Duty Police Officers designated to his or her command irrespective of where those Off Duty Personnel are assigned. The cost of the off-duty supervisor shall come from the administrative fees paid by the employers.
- (6) In special circumstances the Off-Duty Employment Intake Manager, may, in consultation with the Director of Public Safety, assign a supervisor to oversee a specific off-duty assignment if the Off-Duty Employment Intake Manager believes it is necessary to ensure the health, safety and welfare of the public.

E. Rates of compensation; administrative fees; payment for services.

- (1) Rates of compensation for the services of off-duty law enforcement officers Off Duty Personnel are established as follows:

COMPENSATION FOR POLICE OFFICERS

CONSTRUCTION SITES	COMMERCIAL ESTABLISHMENTS	TAX EXEMPT ORG.
CITY PROJECTS \$35.00/hour	Commercial Banks or Financial Institutions \$35.00/hour	\$35.00/hour
SAT TIME & A HALF	EFFECTIVE 1/1/12	
SUN-HOLIDAYS	\$40.00/hour	
DOUBLE TIME	Other Commercial Establishments:	
AFTER 4 PM - Additional \$10.00/hour	\$35.00/hour	
PRIVATE CONTRACTORS As Defined in A5(b)(i)	OVER 4,000 SQ FT. EFFECTIVE 1/1/12	\$35.00/hour
\$45.00 / hour	\$40.00/hour	
SAT TIME & A HALF	All Other Retail Establishments Not	
SUN-HOLIDAYS	Covered Above Other Commercial	
DOUBLE TIME	Establishments	
AFTER 4 PM - Additional \$10.00/hour	UNDER 4,000 SQ Ft.	\$25.00
EFFECTIVE 1/1/12		
\$50.00/hour		
PRIVATE CONTRACTORS As Defined in A5(b)(ii)		
\$35.00/hour		

LARGE EVENTS UNDER 5,000 PEOPLE	LARGE EVENTS OVER 5,000 PEOPLE	FILM PRODUCTION SITES
(Except City-Owned Facility Events) \$50.00/Hour <i>With alcohol present \$55.00/hour</i>	\$65.00/Hour	\$55.00/Hour

OUTSIDE AN ALCOHOLIC BEVERAGE CONTROL LICENSED PREMISE	SUPERIOR OFFICER REQUIRED	CITY OWNED FACILITY
\$55.00/Hour	Additional \$10.00/hour above rates of police officers for above assignments.	\$35.00/hour

risk to the off-duty officer Police Officer or Crossing Guard or to the citizens of the City of Jersey City. If an off-duty assignment is cancelled or terminated by the Chief of Police Director of Public Safety, the employer shall not be responsible for any compensation or fees until the officer Police Officer or Crossing Guard returns to the assignment.

- B. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- C. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- D. This Ordinance shall take effect at the time and in the manner as provided by law.
- E. The City Clerk and the Corporation Counsel may change any chapter numbers, article numbers and section numbers if codification of the ordinance reveals a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

Note: All new material is underlined; words in [brackets] are omitted. For purposes of advertising only, new matter is **boldface** and repealed by *italics*.

APPROVED AS TO LEGAL FORM

APPROVED: _____

Corporation Counsel

APPROVED: _____
Business Administrator

Certification Required ☐

Not Required ☐

COMPENSATION FOR CROSSING GUARDS

<u>CONSTRUCTION SITES</u>	<u>COMMERCIAL ESTABLISHMENTS</u>	<u>TAX EXEMPT ORG.</u>
<u>For traffic control</u> <u>\$10.00/hour</u>	<u>For traffic control</u> <u>\$10.00/hour</u>	<u>For traffic control</u> <u>\$10.00/hour</u>

* Employers are not charged directly for Superior Officers assigned pursuant to this ordinance, or any regulations or directives promulgated in furtherance of this ordinance. Superior Officers will receive compensation directly from the City at a rate of \$10.00 per hour higher than the highest paid Off Duty Police Officer they are responsible to supervising in a given off-duty assignment.

UNLESS STATED IN THE ABOVE TABLE, NO NIGHT, WEEKEND OR HOLIDAY DIFFERENTIAL

- (2) Any off-duty assignments over eight (8) hours shall be paid at a time and a half rate beginning with the ninth hour.
- (3) Fee for police vehicle and fuel per hour or part thereof: \$10.00. The necessity for a police vehicle at a particular site will be at the determination of the District Commander of the district of the detail Off-Duty Employment Intake Manager.
- (4) ~~The minimum period of compensation shall be four (4) hours.~~
- (5) ~~An officer who is compensated for this minimum period because of a late cancellation under subsection G or because of early termination of an assignment may not accept additional off-duty assignments during that period.~~

F. Administrative Costs.

An additional fee of ~~\$5.00~~ \$15.00 per officer Police Officer/Crossing Guard per hour is hereby established to cover administrative costs, overhead and out-of-pocket expenses of the ~~City of Jersey City~~. This additional fee shall not be charged to a nonprofit organization for an event in a City owned building nor to the Jersey City Housing Authority. The aforesaid rates shall be reviewed every three (3) years commencing January 1, 2014.

Prospective employers of Off Duty Personnel who request 12 or more off-duty Police Officers and/or Crossing Guards will be assessed an additional \$15.00 administrative fee to cover the cost of the supervisor pursuant to D(5).

G. Cancellation.

~~A perspective~~prospective employer who fails to notify the ~~Chief of Police~~ Off-Duty Employment Intake Manager at least twelve (12) hours before the commencement of services ~~shall compensate the officer(s) for four (4) hours that such services are no longer needed~~ may be subject to a fee not to exceed \$500.00.

H. Public emergency.

The ~~Chief of Police~~ Director of Public Safety, Chief of Police, or ranking Chief of Patrol shall have the authority to order any police officer Off Duty Personnel engaged in off-duty assignments to respond to an emergency. The ~~Chief of Police~~ Director of Public Safety may terminate an assignment whenever said assignment creates an unacceptable

City Clerk File No. Ord. 13.142
Agenda No. 3.1 1st Reading
Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 13.142

TITLE: ORDINANCE AUTHORIZING AN AMENDED AND RESTATED FINANCIAL AGREEMENT FOR 272 GROVE STREET URBAN RENEWAL, LLC, WHICH WAS APPROVED BY ORDINANCE 07-052, TO 1) CONVERT FROM A CONDOMINIUM PROJECT TO A MARKET RATE RESIDENTIAL RENTAL PROJECT; 2) ADJUST THE SERVICE CHARGE FROM 16% BASED ON CONDOMINIUM SALE PRICES TO BETWEEN 10% - 16% OF MARKET RENTS WITH STAGED INCREASES OVER THE TERM OF THE EXEMPTION; AND 3) MAINTAIN THE TERM OF THE EXEMPTION AT 25 YEARS FROM THE DATE OF THE ADOPTION OF ORDINANCE 07-052

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

WHEREAS, 272 Grove Street Urban Renewal, LLC, an urban renewal entity, formed and qualified to do business under the provisions of the Long Term Tax Exemption Law of 1992, as amended and supplemented, N.J.S.A. 40A:20-1 et seq. [Entity]; and

WHEREAS, the Entity owns certain property designated as Block 200, Lot 78, and Block 14102, Lot 1 (formerly known as Block 200, Lots 74, 75, 76, 77, 78A, 84, 85, 86 & 87), on the City's Official Tax map, more commonly known by the street address of 272 Grove Street, and more specifically described by metes and bounds, in the application [Property]; and

WHEREAS, the Property is located within the Majestic II Redevelopment Plan as required by N.J.S.A. 40A:20-4 and N.J.S.A. 40A:12A-5(g); and

WHEREAS, by the adoption of Ordinance 07-052 on March 28, 2007, the Municipal Council of the City of Jersey City granted the Entity a twenty (20) year tax exemption for a market-rate condominium project based upon 16% of the Annual Gross Revenue based on condominium sale prices with an estimated Annual Service Charge of \$474,000; and

WHEREAS, the Entity made a prepayment in full of \$300,000 in consideration of the original tax exemption; and

WHEREAS, due to a change in market conditions, it is no longer feasible for the Entity to construct a condominium Project as originally intended; and

WHEREAS, on October 23, 2013, the Entity filed an Application to amend the long term tax exemption for a rental, not a condominium, project; and

WHEREAS, the Entity seeks an adjustment in the percentage of the Annual Service Charge to a number between 10% -16% of Annual Gross Revenue based on market rents, which the Entity estimates will generate an average of \$22,940 each year; and

WHEREAS, in addition, by its application for an amendment to its tax exemption dated October 23, 2013, to reflect site plan approval, although the nature of the Project being residential has not changed, the Entity has applied to reconfigure the space to add additional units and retail space but reduce parking, specifically: 99 market rate residential rental units, approximately 20,000 square feet of retail/commercial space and a parking garage unit consisting of 46 parking spaces for residential use or approximately 13,900 square feet; and

WHEREAS, the Entity received site plan approval from the Planning Board at the December 2012 Planning Board meeting; and

WHEREAS, the term will not be reset and will commence as of March 28, 2007, the date of the adoption of the original ordinance granting the exemption; and

WHEREAS, as amended, 272 Grove Street Urban Renewal, LLC has agreed to:

1. pay the greater of the Annual Service Charge or the Minimum Annual Service Charge (i) or (ii). The Minimum Annual Service Charge (i), due upon adoption of the Ordinance be the amount of the total taxes levied against the Project, which the parties agree is \$146,000. The Minimum Annual Service Charge (ii) due upon Substantial Completion, will be the Service Charge as estimated in the application or \$367,680 per year, which sum will be prorated only during Lease Up Period and in the years in which Substantial Completion occurs and this Agreement terminates.
2. pay an annual sum equal to 2% of each prior year's Annual Service Charge as an Administrative Fee; and
3. provide employment and other economic opportunities for City residents and businesses;
4. pay to City for remittance to Hudson County, an amount equal to 5% of the Annual Service Charge upon receipt of that charge;
5. pay the sum of \$189,000 to the City's Affordable Housing Trust Fund; and

WHEREAS, the City hereby determines that the relative benefits of the project outweigh the cost of the tax exemption, for the following reasons:

1. the current real estate taxes of \$146,000 generate less revenue than the Annual Service Charge as estimated, that is more than \$367,680 to the City and an additional sum equal to 5% of the Annual Service Charge to Hudson County;
2. it is expected that the Project will create approximately 200-250 jobs during construction and 50-100 new permanent jobs;
3. the Project will stabilize and contribute to the economic growth of businesses in the surrounding area;
4. the Project will further the overall redevelopment objectives of the Majestic II Redevelopment Plan;
5. the City's impact analysis, on file with the Office of the City Clerk, indicates that the benefits of the Project outweigh the costs to the City; and

WHEREAS, the City hereby determines that the tax exemption is important in obtaining development of the project and influencing the locational decisions of probable occupants for the following reasons:

1. the relative stability and predictability of the Annual Service Charges will make the Project more attractive to investors needed to finance the Project;

2. the relative stability and predictability of the Annual Service Charges will allow the owner to stabilize its operating budget, allowing a high level of maintenance to the building over the life of the Project, which will attract purchasers to the Project and insure the likelihood of the success of the Project; and

WHEREAS, 272 Grove Street Urban Renewal, LLC, has initially complied with Executive Order 2002-005 concerning "Disclosure of Lobbyist Representative Status" by filing an appropriate letter in the Office of the City Clerk.

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

A. The application of 272 Grove Street Urban Renewal, LLC, an urban renewal company, formed and qualified to do business under the provisions of the Long Term Tax Exemption Law of 1992, as amended and supplemented, N.J.S.A. 40A:20-1 et seq. a copy of which is on file in the office of the City Clerk, for designated as Block 200, Lot 78, and Block 14102, Lot 1 (formerly known as Block 200, Lots 74, 75, 76, 77, 78A, 84, 85, 86 & 87), on the City's Official Tax map, more commonly known by the street address of 272 Grove Street, more specifically described by metes and bounds in the application is hereby approved.

B. The Mayor or Business Administrator is hereby authorized to execute a tax exemption Amended Financial Agreement and a Project Employment and Contracting Agreement. The Amended Financial Agreement shall include at a minimum the following terms and conditions:

1. Term: 25 years from the adoption of Ordinance 07-052 on March 28, 2007, irrespective of the date Substantial Completion occurs;
2. Annual Service Charge: each year the greater of:
 - (a) the Minimum Annual Service Charge as set forth above and further defined in the Financial Agreement; or
 - (b) 10% of Annual Gross Revenue for years 1 through 6 following Substantial Completion, estimated at \$367,680 for the term of the tax exemption to be increased in stages as follows:
 - (i) Stage One: From the 1st day of the month following Substantial Completion until the last day of the 6th year therefrom, the Annual Service Charge shall be ten percent (10%) of Annual Gross Revenue;
 - (ii) Stage Two: from the 1st day of the 7th year until the last day of the 8th year, an amount equal to the greater of (a) ten percent (10%) of the Annual Gross Revenue or (b) twenty percent (20%) of the taxes otherwise due on the value of the land and Improvements;
 - (iii) Stage Three: from the 1st day of the 9th year until the last day of the 15th year, an amount equal to the greater of (a) twelve percent (12%) of the Annual Gross Revenue or (b) forty percent (40%) of the taxes otherwise due on the value of the land and Improvements;
 - (iv) Stage Four: from the 1st day of the 15th year until the last day of the 16th year, an amount equal to the greater of (a) fourteen percent (14%) of the Annual Gross Revenue or (b) sixty percent (60%) of the taxes otherwise due on the value of the land and Improvements;

- (v) Final Stage: from the 1st day of the 17th year until the last day of the term hereof, an amount equal to the greater of (a) sixteen percent (16%) of the Annual Gross Revenue or (b) eighty percent (80%) of the taxes otherwise due on the value of the land and Improvements;

3. Administrative Fee: 2% of the prior year's Annual Service Charge;
4. County Payment: an additional 5% of the Annual Service Charge for remittance upon receipt to Hudson County;
5. Project: construct two (2) new buildings, containing approximately 99 market rate residential rental units, approximately 20,000 square feet of retail/commercial space and a parking garage unit consisting of 46 parking spaces for residential use only or approximately 13,900 square feet;
6. Affordable Housing Trust Fund: the amount of the contribution in the original tax exemption will not be reduced and remains at \$189,000;

the initial payment of \$63,000 having been received, the remainder of the contribution shall be made as such; the second payment on or before the issuance of the first construction permit; and the third on or before the issuance of the first certificate of occupancy. The interest, if any, on the remaining payments is waived.
7. An obligation to comply with the original Project Employment and Contracting Agreement to insure employment and other economic benefits to City residents and businesses.
8. This Ordinance will sunset and the Tax Exemption will terminate unless construction of the Project begins within two (2) years of the adoption of the within Ordinance.

C. The City Clerk shall deliver a certified copy of the Ordinance and Amended Financial Agreement to the Tax Assessor and Director of the Division of Local Government Services.

D. The application is on file with the office of the City Clerk. The Amended Financial Agreement and Project Employment and Contracting Agreement shall be in substantially the form on file in the Office of the City Clerk, subject to such modification as the Business Administrator or Corporation Counsel deems appropriate or necessary.

E. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

F. This ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.

G. This ordinance shall take effect at the time and in the manner provided by law.

H. The City Clerk and Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All material is new; therefore underlining has been omitted. For purposes of advertising only, new matter is indicated by **bold face** and repealed matter by *italic*.

DJ/JM/he
11/21/13

APPROVED AS TO LEGAL FORM

APPROVED: _____

Corporation Counsel

APPROVED: _____
Business Administrator

Certification Required ☐
Not Required ☐

OFFICE

GLENPOINTE CENTRE WEST
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201.907.5279

November 21, 2013

Via Electronic and Hand Delivery

Steven M. Fulop, Mayor
City of Jersey City
City Hall
280 Grove Street
Jersey City, New Jersey 07302

**Re: 272 Grove Street Urban Renewal, LLC
Project: 272 Grove Street
Application for Amendment to Financial Agreement**

Dear Mayor Fulop:

Please accept this letter as an application for an amendment to an existing Financial Agreement between the City of Jersey City (the "City") and 272 Grove Street Urban Renewal, LLC (the "Company"), dated April 18, 2007. In connection with the Financial Agreement, the Company also entered into a Prepayment Agreement with the City whereby the Company pre-paid the Annual Service Charge due pursuant to the Financial Agreement in the amount of \$300,000. In addition, the Company has previously contributed \$63,000 towards its affordable housing contribution.

At the time of the execution of the Financial Agreement, it was intended that the Project would be constructed as for sale condominium units, with approximately 88 residential units, 9,000 square feet of commercial and parking for 96 cars. However, due to a change in market conditions outside of the control of the Company, the Project has been delayed and it is no longer feasible to construct the Project as originally intended. Instead, the Project has been restructured as a market rate rental project, with approximately 99 residential units, 20,000 square feet of commercial and parking for 46 cars.

Currently, the Financial Agreement calculates the Annual Service Charge as a percentage of the sale price of each condominium unit amortized over the term of the Financial Agreement. Due to the reclassification of the Project, this formula is no longer applicable and



needs to be changed. As set forth in the original application, the projected annual service charge was \$454,876. Under the proposed new formula, the average anticipated Annual Service Charge is \$422,940. In 2012, the Company paid \$146,500 in real property taxes. In addition, the amount of the affordable housing contribution shall be adjusted to \$178,500.

Construction of the Project is scheduled to begin prior to the end of the year and should be completed by early to mid 2015. It is projected that the Project will create 200-250 full-time construction jobs during the term of construction and approximately 50 permanent jobs upon completion (or upwards of 100 in the various retail and commercial uses). There has been no material change in the estimated project costs as were set forth in the original Application. In addition, the term of the Financial Agreement is unchanged, with approximately eighteen (18) years remaining.

Enclosed herein please find Amendment No. 1 to Financial Agreement, which includes updated Exhibits for Construction Schedule and a Good Faith Estimate of Rents and Annual Service Charge. Also enclosed please find Amendment No. 1 to Prepayment Agreement. It would be greatly appreciated if both of the enclosed could be promptly reviewed and referred to the City Council for its review and approval.

Also, the application fee of \$9,500 will be separately delivered. The original application fee of \$9,500 was previously submitted with the original application.

Please feel free to contact me with any questions. Thank you in advance for your time and consideration in this matter.

Very truly yours,

DeCOTIIS, FITZPATRICK & COLE, LLP

By: 

Matthew C. Karrenberg

cc: 272 Grove Street Urban Renewal, L.P. (w/ encl.)
Diana Jeffrey, Esq. (w/ encl. via email)

encl.

Amendment No. 1 to Financial Agreement
Exhibit 5 – Estimated Construction Schedule
Exhibit 7 – Good Faith Estimate of Rents and Annual Service Charge
Amendment No.1 to Prepayment Agreement

AMENDMENT NO. 1 TO FINANCIAL AGREEMENT

THIS AMENDMENT NO. 1 TO FINANCIAL AGREEMENT (the "Financial Agreement Amendment No. 1"), dated as of December __, 2013, by and between **THE CITY OF JERSEY CITY**; a municipal corporation of the State of New Jersey with offices at 280 Grove Street, Jersey City, New Jersey 07302 (the "City"), and **272 GROVE STREET URBAN RENEWAL, LLC**, a limited dividend urban renewal entity, qualified to do business under the provisions of the Long Term Tax Exemption Law of 1992, constituting Chapter 431 of the Pamphlet Laws of 1991 of the State, and the acts amendatory thereof and supplemental thereto (as codified in N.J.S.A. 40A:20-1 et seq.), having its principal office at 279 Grove Street, Jersey City, New Jersey 07302 (the "Entity" and, together with the City, the "Parties"). Capitalized terms used herein but not otherwise defined herein shall have the meaning as set forth in the hereinafter defined Original Financial Agreement.

RECITALS:

WHEREAS, the Parties entered into that certain Financial Agreement, dated April 18, 2007, with regards to a long term tax exemption granted for the Project (the "Original Financial Agreement" and, together with Financial Agreement Amendment No. 1, the "Financial Agreement"); and

WHEREAS, the Project was originally to be constructed as for sale market rate condominium units; and

WHEREAS, the Project is now being constructed as rental units and the Parties desire to amend the Original Financial Agreement to incorporate the change in Project description and other changes related thereto; and

NOW, THEREFORE, for and in consideration of the mutual promises, representations, covenants and agreements contained herein and the undertakings of each Party to the other and such other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties, intending to be legally bound hereby and to bind its successors and assigns, do mutually promise, covenant and agree as follows:

Section 1. Section 1.2 – General Definition of the Original Financial Agreement is hereby amended by deleting the definitions of "Annual Gross Revenue" and "Minimum Annual Service Charge" in their entirety and in place thereof inserting the following:

"iii. Annual Gross Revenue – Any and all revenue derived from or generated by the Project of whatever kind or amount, whether received as rent from any tenants (not including tenant security deposits) or income or fees from third parties, including but not limited to fees or income paid

or received for parking, or as user fees or for any other services, provided however, any utility expenses or charges of the Project that are paid by the Entity shall be deducted from Gross Revenue.”

“xv. Minimum Annual Service Charge – Prior to Substantial Completion, the Minimum Annual Service Charge shall equal the total taxes levied against all real property in the area covered by the Project in the last full tax year in which the area was subject to taxation, or in the event the property was tax exempt, then the amount of taxes that would have been assessed had the property been subject to conventional taxation. Upon Substantial Completion, the Minimum Annual Service Charge shall equal \$367,680”

Section 2. The following provisions of Article II of the Original Financial Agreement are hereby amended to read in their entirety as follows:

“Section 2.3 Improvements to be Constructed

Entity represents that it will construct one (1) new seven (7) story building containing approximately one hundred one (101) residential rental units, 20,000 square feet of retail / commercial rental space and parking for forty-six (46) cars.”

“Section 2.5 Ownership, Management and Control

The Entity represents that it is the owner of the property upon which the Property is to be constructed. Upon construction, the Entity represents the Improvements will be used, managed and controlled for the purposes set forth in this Agreement.”

“Section 2.7 Good Faith Estimate of Initial Rents

The Entity represents that its good faith projections of the initial rents and lease terms for the Project are set forth in Exhibit 7.”

Section 3. The following provisions of Article IV of the Original Financial Agreement are hereby amended to read in their entirety as follows:

“Section 4.1 Annual Service Charge

i City Service Charge: an amount equal to the greater of the Minimum Annual Service Charge or an Annual Service Charge equal to

(a) from the first day of the month following Substantial Completion until the last day of the 8th year therefrom, ten percent (10%) of the Annual Gross Revenue, (b) from the first day of the 9th year until the last day of the 14th year, twelve percent (12%) of the Annual Gross Revenue, (c) from the first day of the 15th year until the last day of the 16th year, fourteen percent (14%) of the Annual Gross Revenue, and (d) from the first day of the 17th year until the last day of the term hereof, sixteen percent (16%) of the Annual Gross Revenue."

"Section 4.2 Staged Adjustments

The Annual Service Charge shall be adjusted in Stages over the term of the tax exemption as follows:

i. Stage One: From the first day of the month following Substantial Completion until the last day of the 6th year therefrom, the Annual Service Charge shall be ten percent (10%) of the Annual Gross Revenue.

ii. Stage Two: From the first day of the 7th year until the last day of the 8th year, an amount equal to the greater of (a) ten percent (10%) of the Annual Gross Revenue or (b) twenty percent (20%) of the taxes otherwise due on the value of the land and Improvements.

iii. Stage Three: From the first day of the 9th year until the last day of the 15th year, an amount equal to the greater of (a) twelve percent (12%) of the Annual Gross Revenue or (b) forty percent (40%) of the taxes otherwise due on the value of the land and Improvements.

iv. Stage Four: From the first day of the 15th year until the last day of the 16th year, an amount equal to the greater of (a) fourteen percent (14%) of the Annual Gross Revenue or (b) sixty percent (60%) of the taxes otherwise due on the value of the land and Improvements.

v. Final Stage: From the first day of the 17th year until the last day of the term hereof, an amount equal to the greater of (a) sixteen percent (16%) of the Annual Gross Revenue or (b) eighty percent (80%) of the taxes otherwise due on the value of the land and Improvements."

"Section 4.6 Affordable Housing Contribution and Remedies

A. Contribution. The Entity shall pay the City the sum of \$181,500 as a contribution. The Entity represents that it paid \$63,000 on the effective date of the Original Financial Agreement. The Entity shall pay the remainder of the contribution as follows:

i. \$59,250 on or before the issuance of the first of any construction permit for the Project.

ii. \$59,250 on or before the date of the first of any Certificate of Occupancy is issued for the Project.

The Entity acknowledges that the City relies on this payment and will enter into agreements in anticipation of receiving such funds in a timely manner.

As set forth above, the Entity represents that it previously paid the City \$63,000, however the City is unable to confirm receipt of this payment. Therefore, prior to the introduction of the ordinance authorizing this Amendment No. 1 to Financial Agreement, the Entity paid the City \$63,000. To the extent that the Entity can provide further support that the original payment was in fact made, \$63,000 shall be credited against the amounts due as set forth in i. and ii. above. The Parties agree to cooperate with each other and work in good faith to determine whether the original payment was in fact made.”

Section 4. Section 6.3 – Master Deed of the Original Financial Agreement is hereby be deleted in its entirety.

Section 5. Section 9.2 – Approval for Sale of Condominium Unit of the Original Financial Agreement is hereby be deleted in its entirety.

Section 6. Section 16.2 – Sent by City of the Original Financial Agreement is hereby amended to read in their entirety as follows:

“Section 16.2 Sent by City

When sent by City to the Entity the notice shall be addressed to:

272 Grove Street Urban Renewal Entity, LLC
c/o Silverman Building, LLC
279 Grove Street
Jersey City, New Jersey 07306
Attn: Eric Silverman

with copy to:

DeCotiis, FitzPatrick and Cole, LLP
500 Frank W. Burr Boulevard

Suite 31
Teaneck, New Jersey 07666
Attn: Matthew C. Karrenberg, Esq.”

Section 7. Exhibit 5 – Estimated Construction Schedule of the Original Financial Agreement is hereby deleted in its entirety and replaced by Exhibit 5 attached hereto, and all references in the Financial Agreement to Exhibit 5 shall be references to Exhibit 5 as hereby amended.

Section 8. Section 19 – Exhibits, No. 7 Good Faith Estimate of Initial Sales Prices of the Original Financial Agreement is hereby amended to read in its entirety as follows:

“7. Good Faith Estimate of Rents;”

Section 9. Exhibit 7 – Good Faith Estimate of Initial Sales Prices of the Original Financial Agreement is hereby deleted in its entirety and replaced by Exhibit 7 attached hereto, and all references in the Financial Agreement to Exhibit 7 shall be references to Exhibit 7 as hereby amended.

Section 10. Other than as set forth herein, nothing contained herein shall alter, modify or amend any other provision of the Original Financial Agreement and the Financial Agreement, including each and every other such provision therein, shall remain in full force and effect.

Section 11. This Financial Agreement Amendment No. 1 may be executed in one or more counterparts and when each Party has executed and delivered at least one counterpart, this Financial Agreement Amendment No. 1 shall become binding on the Parties and such counterparts shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have caused this Financial Agreement Amendment No. 1 to be executed, all as of the date first above written.

ATTEST:

**272 GROVE STREET URBAN
RENEWAL, LLC**

By: _____
Eric Silverman, Managing Member

ATTEST:

THE CITY OF JERSEY CITY

Robert Byrne, City Clerk

By: _____
Steven M. Fulop, Mayor

Exhibit 5

**Estimated Construction Schedule
For Majestic II**

Commence Construction: January, 2014

Complete Construction : June, 2015

272 Grove Street Urban Renewal, LLC

11/19/2013

Annual Gross Revenue Computation
Rental Formula
Projected Rent & Projected Annual Service Charge

Unit Type	Average Sq. Ft.	Average Rent/Month	Average Annual Rent	Percentage of Gross Revenue	Average Estimated ASC Per Unit	Hudson County Service Charge	Annual Municipal Administrative Fee	# of Units	Total Estimated ASC for Type of Unit (Municipal)
Studio	650	\$2,000	\$24,000	10% \$	2,400	\$120	\$48	24	\$57,600
One Bedroom	1000	\$2,600	\$31,200	10% \$	3,120	\$156	\$62	36	\$112,320
Two Bedroom	1200	\$3,200	\$38,400	10% \$	3,840	\$192	\$77	30	\$115,200
Three Bedroom	1400	\$3,800	\$45,600	10% \$	4,560	\$228	\$91	9	\$41,040
Retail/Commercial	N/A	\$30,000	\$360,000	10% \$	36,000	\$1,800	\$720	1	\$36,000
Parking	N/A	\$4,600	\$55,200	10% \$	5,520	\$276	\$110	1	\$5,520
Total ASC All Units									101
									\$367,680

1) Total Estimated Annual Hudson County Service Charge: \$2,772
2) Total Estimated Annual Municipal Administrative Fee: \$1,109

RESOLUTION
JERSEY CITY PLANNING BOARD
CASE # P12-088
PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL

IN THE MATTER OF
THE APPLICATION OF: 272 Grove Street Urban Renewal, LLC
PROPERTY: 272 Grove Street
BLOCK 14102
LOT 1
HEARING DATE: December 4, 2012

WHEREAS, 272 Grove Street Urban Renewal, LLC is the applicant regarding the subject property in the City of Jersey City, and

WHEREAS, the applicant has applied to the Planning Board of the City of Jersey City for Preliminary and Final Major Site Plan approval in the Majestic II Redevelopment Plan area, and

WHEREAS, all required fees have been paid, and

WHEREAS, the Board has heard and considered the evidence presented by arguments of counsel for the applicant, testimony from the applicant's expert, testimony from neighbors and comments of the Board's staff, and

WHEREAS, the Board has made the following findings of fact and conclusions based on said evidence:

1. The property is located in the Majestic II Redevelopment Plan Area.
2. The Board previously approved amendments to the Majestic II Redevelopment Plan area.
3. The plans conform to the requirements of the Majestic II Redevelopment Plan and no deviations from the Majestic II Redevelopment Plan are required.
4. The Board heard the testimony of neighbors regarding the proposed plans and carefully considered their comments.
5. The plan provides a safe, efficient, aesthetic and suitable development at the subject site and in the subject area and serves the purposes of the redevelopment plan and the intent and purposes of the land use regulations, there being no foreseeable substantial detrimental effects.

6. Applicant will seek input of the HPC by presenting the project at their December 17, 2012 meeting.
7. Although not a requirement of this application, the applicant will monitor vibrations during pile driving and construction as discussed in separate and independent meetings with the community.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE CITY OF JERSEY CITY THAT the application of 272 GROVE STREET URBAN RENEWAL, LLC for Preliminary and Final Major Site Plan approval is hereby granted subject to the following conditions:

1. Applicants will post performance bonds for 120% of the public improvements to be estimated by the City Engineer.
2. All of review comments of the City Departments, including the engineering report dated 12/04/12, be incorporated into the final plans.
3. Applicants will incorporate more street trees on York Street through the site edge.
4. Applicant will continue the fence line along York Street with a decorative fence appropriate to the Historic District.

And, BE IT FURTHER RESOLVED THAT this Board's secretary shall provide a copy of this resolution to the Applicant's attorney and to all who request a copy of same.

RESOLUTION
JERSEY CITY PLANNING BOARD
CASE # P12-088
PRELIMINARY AND MAJOR SITE PLAN APPROVAL

IN THE MATTER OF
THE APPLICATION OF: 272 Grove Street Urban Renewal, LLC
PROPERTY: 272 Grove Street
BLOCK 14102
LOT 1

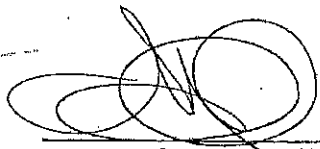
HEARING DATE: December 4, 2012

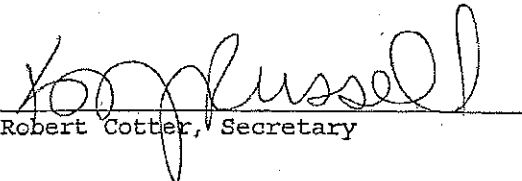
ROLL CALL:

	In Favor	Opposed	Abstained
Commissioner Ryan, Chairman	X		
Commissioner Eccleston	X		
Commissioner Gonzalez	X		
Commissioner Sims			X
Commissioner McNeill	X		
Commissioner McIntyre	X		
Commissioner Torres	X		
Commissioner Lopez	X		

Approved: 7-0-1


Michael Ryan, Chairman


John F. Hamill, Esquire
Approved as to Legal Form


Robert Cotter, Secretary

Date Application Approved: December 4, 2012
Date Resolution Memorialized: December 18, 2012

MAJESTIC II REDEVELOPMENT ZONING DATA						
THE EXISTING PROPERTY IS DEFINED AS THE MAJESTIC II REDEVELOPMENT AREA. ZONING FOR THIS AREA IS FOUND UNDER THE AMENDED DEVELOPMENT PLAN OF THE SAME NAME ISSUED BY THE CITY OF JERSEY CITY.						
BLOCK NO:	14102	DEVIATIONS				
LOT NO:	1, 16, 17, 35, 36, 37	No Change				
ZONING:	MAJESTIC II REDEVELOPM	No Change				
USE:	MULTIPLE FAMILY DWELLING, COMMERCIAL	No Change				
NO. OF UNITS:	106 UNITS	99 Units				
LOT AREA:	31,551 SF	No Change				
DENSITY (DU/ACRE):	146	137				
UNIT COUNT:	(7) 3BR, (29) 2BR, (39) 1BR, (31) STUDIOS	(9) 3BR, (30) 2BR, (36) 1BR, (24) STUDIOS				
ZONING COMPARISON CHART						
ITEM	REQUIRED	APPROVED	DEVIATIONS			
BUILDING HEIGHT:	90'-0"	89'-6"	No Change			
SETBACKS:			4'-6" GARAGE			
REAR YARD	5' GARAGE	5' GARAGE	No Change			
	20' RESIDENTIAL	20' RESIDENTIAL				
STEPBACKS:						
MONTGOMERY STREET	1'-6" FROM AT 5TH FLOOR ACROSS FROM	1'-6"	No Change			
YORK STREET	20' AT 4TH FLOOR	20'	No Change			
EASTERN PROPERTY LINE	20' AT 6TH FLOOR	20'	No Change			
PARKING:	0.4 SPACES PER	48	No Change			
MIN AISLE DIMENSION	22'	22'	No Change			
ACCESS CURB CUT DIM:	18'	18'	No Change			
LOBBY ACCESS LOCATION	MONTGOMERY STREET	MONTGOMERY STREET	No Change			
TREES	1 TREE/35' ON STREETS	TREES PROVIDED AT 25' TYPICAL, 35' AT GARAGE ENTRIES AND CORNER	No Change			
BUILDING AREAS			AREA:			
BUILDING COVERAGE:	AREA:		28,961 SF			
NEW BUILDING	29,187 SF					
FLOOR AREAS:	GROSS	NET	UNIT COUNTS / AREA BREAKDOWNS	GROSS	NET	UNIT COUNTS / AREA BREAKDOWNS
NEW 7 STORY BUILDING	NEW 7 STORY BUILDING		NEW 7 STORY BUILDING		UNIT COUNT: (1) ST, (3) 1 BR, (2) 2 BR, (0) 3 BR (6) ST, (8) 1 BR, (6) 2 BR, (2) 3 BR (6) ST, (7) 1 BR, (6) 2 BR, (2) 3 BR (4) ST, (7) 1 BR, (7) 2 BR, (2) 3 BR (4) ST, (6) 1 BR, (6) 2 BR, (2) 3 BR (3) ST, (5) 1 BR, (3) 2 BR, (1) 3 BR (24) ST, (36) 1 BR, (30) 2 BR, (9) 3 BR BR = 99 UNITS	
GARAGE	15,056 SF		15,056 SF			
MERCANTILE	10,996 SF		10,996 SF			
OFFICE	10,017 SF		15,279 SF			
APT. LEVELS:						
2ND FLR	14,068 SF	10,598 SF	6,332 SF	5,313 SF		
3RD FLR	23,501 SF	20,989 SF	22,790 SF	19,911 SF		
4th FLR	22,184 SF	19,672 SF	21,461 SF	18,708 SF		
5th FLR	22,184 SF	19,672 SF	21,461 SF	18,708 SF		
6th FLR	19,858 SF	17,498 SF	19,498 SF	16,943 SF		
7th FLR	14,705 SF	10,954 SF	14,445 SF	10,778 SF		
TOTAL	116,500 SF	99,383 SF	105,987 SF	90,361 SF		
TOTAL W/ GARAGE / MERC / OFFICE	155,704 SF		147,318 SF			

272 GROVE STREET URBAN RENEWAL, LLC

City of Jersey City

11/20/2013

27264

9,500.00

Sovereign Bank

Tax Abatement Application

9,500.00

272 Grove Street Urban Renewal, LLC

P.O. Box 3377, Memorial Station

Montclair, NJ 07043-3377

(201) 435-8000

SOVEREIGN BANK
60-7269/2313

27264

11/20/2013

PAY TO THE
ORDER OF City of Jersey City

\$ *9,500.00

Nine Thousand Five Hundred and 00/100

DOLLARS

City of Jersey City

30 Montgomery Street

Jersey City, NJ 07302

MEMO

Tax Abatement Application

VOID AFTER 60 DAYS

027264 0291372691 3812451600

Get 9045 - Application Fee

CITY OF JERSEY CITY
280 GROVE ST.
ROOM# 101
JERSEY CITY, NJ 07302

Tax Payers Receipt

LGALLAGHER TR 11/21/2013 DP 11/21/2013
GR# 3860126 ACT# 649045 CK# 27264
Owner: 272 GROVE STREET URBAN RENEWAL,LL
Blk/Lot 14102 00001

2013 4 APPLICATION FEE PAYMENT 9,500.00

Total Due:	9,500.00
Check:	9,500.00
Total Paid:	9,500.00
Change Due:	.00

272 Grove Street Urban Renewal, LLC
P.O. Box 3377, Memorial Station
Montclair, NJ 07043-3377
(201) 435-8000

SOVEREIGN BANK
60-7269/2313

27263

11/20/2013

PAY TO THE
ORDER OF City of Jersey City

\$ **63,000.00

Sixty-Three Thousand and 00/100

DOLLARS

City of Jersey City
30 Montgomery Street
Jersey City, NJ 07302

VOID AFTER 60 DAYS

MEMO

Affording Housing Contribution

⑈027263⑈ ⑈23137269⑈ 381245160⑈

272 GROVE STREET URBAN RENEWAL, LLC

27263

City of Jersey City

11/20/2013

63,000.00

6490245

1st - AHTF - PAYMENT

1st Installment

Sovereign Bank

Affording Housing Contribution

63,000.00

CITY OF JERSEY CITY
280 GROVE ST.
ROOM# 101
JERSEY CITY, NJ 07302

Tax Payers Receipt

LGALLAGHER TR 11/21/2013 DP 11/21/2013
GR# 3860129 ACT# 649045 CK# 27263
Owner: 272 GROVE STREET URBAN RENEWAL,LL
Blk/Lot 14102 00001

2013 4 AFFORD HSG PAYMENT 63,000.00

Total Due:	63,000.00
Check:	63,000.00
Total Paid:	63,000.00
Change Due:	.00